



CITY OF INDIANAPOLIS  
2017 DRAFT ACTION PLAN  
OCTOBER 11, 2016

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Indianapolis is an entitlement jurisdiction that receives federal funds from HUD to support local community development and affordable housing efforts. The federal grant programs that provide these resources include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS Grant (HOPWA). The City will also use an additional resource from HUD; the Continuum of Care grant which is a competitive grant the City applies for each year to address the needs of the homeless population. As a condition of receiving these funds, the City of Indianapolis is required to submit a 5-Year Consolidated Plan, which outlines the city's housing and community development needs and priorities.

The City of Indianapolis' 2015-2019 Consolidated Plan is the result of a collaborative process to identify housing and community development needs and to establish goals, priorities, and strategies to address those needs. The process serves as the framework for a community-wide dialogue to better focus funding from HUD formula block grant programs to meet local needs.

Plan 2020 is a strategic planning initiative forging a compelling future for Indianapolis. The vision, values, and strategy components of the process comprise Plan 2020's Bicentennial Plan for Indianapolis. In order to create this multi-faceted and significant long-term vision, Plan 2020 has created five themes that are instrumental to developing a compelling future for Indianapolis:

**Choose Indy** is charged with creating the most livable community in the Midwest that competes regionally for residents to choose to live in Indy.

**Connect Indy** is charged with creating a community where residents have unparalleled access to places and information.

**Love Indy** is charged with creating a city that welcomes, engages, and inspires.

**Serve Indy** is charged with creating the most civically engaged and committed community in the nation.

**Work Indy** is charged with creating a community with unparalleled economic opportunity that allows all residents to thrive.

These themes are incorporated into the Consolidated Plan by identifying goals and strategies that support the choose, connect, love, serve and work Indy concepts. These themes along with the Consolidated Plan goals are guiding factors for the Annual Action Plan.

The Action Plan outlines projects and the amount of funding that will go towards meeting the goals outlined in the Consolidated Plan. At the end of each year, the City of Indianapolis will prepare a final report, called the Consolidated Annual Performance and Evaluation Report, to report the progress towards the Consolidated Plan goals and accomplishments by project. This is the third Annual Action Plan for the 2015-2019 period.

In 2017, the City anticipates receiving approximately \$12.5 million for these entitlement programs. This 2017 Action Plan presents the City's strategy for allocating entitlement dollars to activities that will assist in achieving the goals set forth in the 2015-2019 Consolidated Plan.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The primary purpose of the Consolidated Plan is to determine how federal funds should be spent to best meet the City of Indianapolis' most pressing needs. The 2015-2019 Consolidated Plan will incorporate several initiatives, or priorities, from Plan 2020 in a way that supports a diverse population. The priorities over the next five years include:

***Livable Communities*** – Livable communities will be vibrant neighborhoods with buildings of quality design, accessible infrastructure and affordable housing for all income groups.

***Youth Education and Employment*** – The City will support programs that provide youth of all ages, from pre-K to young adults, with affordable education and opportunities for summer employment.

***Economic Opportunities*** – Economic opportunities will be opened for business owners and the workforce they intend to hire. Preparing Indianapolis residents for jobs that will be created is important to increasing income for low-income residents but also attracting businesses to the area.

***Prevention and Stabilization*** – For some families, stabilizing their housing is of highest priority. The challenge not only lies in helping low income households find housing, it is helping them keep their housing, particularly for those households that are chronically homeless. The City will support programs that help extremely low-income households stabilize their housing.

***Emergency Shelter Assistance*** – The City will continue to support households that fall on hard times, by helping them find shelter and quickly get back into housing. This is called Rapid Re-housing, with the

intention of families and individuals finding permanent housing quickly and minimizing the time in a shelter. The City will also support programs reducing the length of shelter stays to ease overcrowding in the communities shelters.

***Street Outreach*** – The City will support service providers going out into the community, away from their facilities, to reach homeless neighbors unable or unwilling to come in the shelter. The intention of this program is to connect these individuals and families with services they may not be aware of that could help them find permanent housing.

***Services for Persons Living with HIV/AIDS*** – Affordable housing and supportive services are a high need for persons and households living with HIV/AIDS. Medical costs are exceptionally high for treatment, thus creating a challenge for these households when it comes to stabilizing housing. The City will support programs serving persons living with HIV/AIDS in many different ways, including emergency rent or utility assistance and case management services.

***Fair Housing*** – The City of Indianapolis will strive to further fair housing in the community. Testing by local and national advocacy groups have found system-wide discrimination on the basis of race and disability in the community.

The goals outlined in the Strategic Plan will go to meet each of these priorities. The City of Indianapolis will fund projects that meet these priorities during the 2015-2019 fiscal years. Please see Section AP-20 for specific objectives and outcomes.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In 2015 and 2016, the City of Indianapolis made significant investments instrumental in advancing Indianapolis' neighborhoods through the use of CDBG, HOME, ESG, and HOPWA grants. Many of the projects and programs funded in 2016 are still in progress and can't be fully evaluated until they are complete. Through continued monitoring and oversight, the City has determined that all 2016 projects are working towards completion. These projects will be completed over the next 13 months.

2015 was first year of the current Consolidated Plan. During this first year, the City of Indianapolis was able to achieve most of the annual goals identified in the Action Plan and is on track to complete the Consolidated Plan five-year goals. In 2016, the City amended the Consolidated Plan to streamline and clarify goals. These changes are included in this 2017 Action Plan.

The City will continuously evaluate the goals of the Consolidated Plan and the needs of our community. Objectives and goals may change in order to address fluctuations in the local economy and neighborhood initiatives.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

As part of Plan 2020, the City of Indianapolis, Division of Planning hosted a variety of public engagement meetings to encourage public comments on the status of the City Indianapolis and the direction the City should go when it comes to planning for future development. Plan 2020 is a yearlong effort to prepare the City of Indianapolis for its bicentennial celebration and plan for the future of the City. Engagement activities went beyond public meetings and took planning efforts to the people through community events such as the Indianapolis City Farmer's Market, Mayor's Night Out and Indiana Black Expo. The City of Indianapolis also used an on-line site called MindMixer to engage citizens and collect their ideas for the future. Engagement activities allowed residents to provide input and find out more about the City of Indianapolis' services and initiatives for the future. This public input was one of the main guiding factors for the 2015-2019 Consolidated Plan objectives and goals.

In 2016, the City worked to broaden the outreach to gain input on housing and community development needs and priorities. First, the City held two interactive meetings with Indianapolis residents. During these meetings, City staff provided feedback on the 2015-2019 Consolidated Plan, provided information on Plan goals, and asked the attendees to participate in identifying new goals and an exercise that established priorities for spending federal resources. Twenty-two people participated in these two meetings.

On October 11, 2016, the City held a third public meeting to release the draft Action Plan, announce funding decisions for 2017, and open the process for public comment. (# to be inserted after meeting) individuals attended this meeting.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments will be inserted after the public comment period.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments submitted within the public comment period will be accepted.

#### **7. Summary**

The draft form of this Action Plan was available for 30 days for public comment beginning October 11, 2016 and ending November 9, 2016. Draft copies of the document were available in the Department of Metropolitan Development offices and electronically via the City of Indianapolis website.

## PR-05 Lead & Responsible Agencies — 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	INDIANAPOLIS	Department of Metropolitan Development
HOPWA Administrator	INDIANAPOLIS	Department of Metropolitan Development
HOME Administrator	INDIANAPOLIS	Department of Metropolitan Development
ESG Administrator	INDIANAPOLIS	Department of Metropolitan Development

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Indianapolis is responsible for the administration and implementation of projects funded with Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) grant funding from the U.S. Department of Housing and Urban Development (HUD). The Division of Community Investments within the Department of Metropolitan Development is responsible for administration of the funds, creating the planning documents, reporting to HUD and the community about the progress of all projects funded. The Division is also responsible for record maintenance and long-term compliance associated with each funding resource.

The City of Indianapolis currently does not implement programming from its offices, but utilizes project sponsors, developers and subgrantees to implement its programs. Local Community Development Corporations and private developers implement housing programs utilizing funds from the City. All developers compete through an open application process for funding for a specific project or program. Projects are evaluated by the Division of Community Investments Staff and other community stakeholders that do not have a conflict to ensure eligibility and compliance with City initiatives and this Consolidated Plan. Public service programs also receive funding via this process.

The project sponsors and the City of Indianapolis typically enter into one and two-year agreements for the implementation of projects and programs. More details about this process, including the monitoring of the project sponsors will be spelled out later in this Action Plan.

**Consolidated Plan Public Contact Information**

City of Indianapolis

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Indianapolis consulted with public housing, governmental, health, mental health, private non-profits, and other community stakeholders throughout 2016 on issues related to housing and general community development. All consultations were conducted through face-to-face meetings.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City and IHA met to discuss the transition from public housing units to Rental Assistance Demonstration (RAD) program units. IHA consulted with City staff about how the transition impacts existing public housing residents and the opportunities for conversion to housing choice vouchers. In addition, as this transition continues and existing tenants accept vouchers, there will be new opportunities for low-income households to access the RAD units.

The City and IHA have and will continue to research national best practices for meeting housing needs. Both organizations are committed to streamlining efforts to address current and future housing related issues, specifically housing for low-income individuals and families.

The City of Indianapolis met with the Marion County Health Department, Improving Kids' Environment, Environmental Management Institute, IN Community Action Association, IN State Department of Health, IN Housing and Community Development Authority, IN Joint Asthma Coalition, Martindale Brightwood Environmental Justice Committee, IN Family and Social Services and the IN Department of Environmental Management on a monthly basis beginning in January of 2016. The focus of these meetings is to improve the health of Indianapolis citizens by eliminating harmful housing conditions through collaboration, education, and advocacy with special emphasis on vulnerable populations, such as children and seniors. In addition, the City will continue to work with the Marion County Health Department to address lead based paint hazards. The City will leverage its CDBG and HOME funds to address lead hazards in eligible projects.

The City consulted with mental health agencies primarily through the Continuum of Care as described in the next section.

Overall the City of Indianapolis works in conjunction with all other public agencies. Through consultation, the City of Indianapolis has learned that there is a need for greater coordination among funding agencies such as the State of Indiana, the City of Indianapolis and private resources.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Indianapolis Continuum of Care (CoC) is a collaborative, an engaged coalition of public and private agencies and individuals who are dedicated to preventing and ending homelessness in the City of Indianapolis. Members of the Continuum of Care recognize that long-term efforts and goals can only be realized through a cooperative approach and readily share information and resources to meet needs of homeless persons, including chronically homeless individuals and families.

The Governance Charter is used to determine the structure for the Indianapolis CoC and was unanimously adopted at the first full membership meeting of the Continuum of Care in 2013. The latest version was amended and approved at a full Continuum of Care meeting on October 3, 2016. The CoC is composed of representatives of organizations, including nonprofit homeless providers, victims of domestic violence service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement organizations that serve homeless and formerly homeless veterans/persons to the extent these groups are represented with in the geographic area and are available to participate. The Continuum of Care met three times in 2016 on March 16th, June 6th and October 3rd. All meetings were well attended and discussion topics included CoC activities, Blueprint Council updates and elections, Governance Charter revisions, 2016 CoC Notice of Funding Availability, HMIS discussion, CoC funding priorities and recommendations and ESG funding recommendations.

The City of Indianapolis works in partnership with the Indianapolis Continuum of Care consistently throughout the year as part of the governing body called the Blueprint Council. Four staff members from the City are appointed members to the Indianapolis CoC.

The Blueprint Council is the body that makes recommendations to the full Continuum and acts as the day-to-day decision-making group. Regular meetings with the Blueprint Council enable the City to work with public and private organizations that address housing, health and social services, victim services, employment and education needs of low income persons at-risk of homelessness and homeless persons, including veterans, youth and individuals with special needs. Public agencies that provide systems of care, such as health care, mental health care, foster care and correction programs, are also part of the discussions about caring for individuals that will be discharged and at high risk for homelessness. The Blueprint Council met on the following dates in 2016: January 13th, February 10th, March 11th, May 16th, June 28th, August 15th, September 26th and September 29th.

The City participated in meetings, committees and work groups of the Continuum of Care throughout the 2016 Action Plan process to better coordinate to provide housing and support services to some of Indianapolis' most vulnerable populations such as chronically homeless individuals and families,

homeless families with children and veterans. In 2016, the Blueprint Council adopted four Plans: Plan to End Chronic Homelessness, Family Homelessness, Veteran Homelessness and Youth Homelessness. 2017 will be the first full year to begin the implementation of these Plans. In addition, many of the Continuum of Care goals related to these populations were included in the City's Consolidated and Action Plans to improve ongoing coordination with the Indianapolis Continuum of Care.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Annually, the City of Indianapolis issues an application for funding and holds a public meeting to discuss the available funds through the Emergency Solutions Grants. Any agency that is eligible may submit an application without regard to community or faith based status so long as they comply with the regulations. Under the requirements of the HEARTH Act of 2009, the City cannot award more than 60% of its funds to emergency shelter and street outreach activities. In 2010, the City elected to issue no more than 50% to emergency shelters and street outreach and to have a focus on prevention and rapid re-housing projects.

Performance standards and outcomes for the Emergency Solutions Grant were established through the Blueprint to End Homelessness 2.0 document. This document was developed through a collaborative process that included both the Blueprint Council and the Continuum of Care. The Indianapolis Continuum of Care worked diligently to align the goals of the strategy to end homelessness with the Continuum of Care and the Emergency Solution Grant.

The application process for Emergency Solutions Grant funds is as follows:

- CI (Community Investments) issues an application for Emergency Solution Grant funds. A notice of the release of the application will be published in two newspapers of general circulation, two weeks prior to the issuance and a public hearing will be held to announce it. A deadline for application submission will be included in these announcements.
- Applications must be received in Suite 2042 of the City-County Building on the due date. Applications will be date stamped for verification of receipt. Any applications received after the announced deadline will be ineligible for consideration.
- A team of representatives from the Continuum of Care and City staff will be convened to review applications including a homeless or formerly homeless member. A standard evaluation form will be used to assess all applications. Through this evaluation process, the review team will establish recommendations.

- The Mayor and the Director of DMD will review the recommendations and will either approve or amend these recommendations.
- The applications recommended through the above process will be presented to the Continuum of Care. The full continuum of care will be asked to endorse the recommendations for funding.
- The applications recommended through the above process will also be presented to the appropriate governing body. This governing body has the final authority to approve or amend the funding recommendations.
- Applicants will receive written notification, indicating the level of support, if any, which will be awarded. Participation in further discussion regarding the outcomes of the application process will be at the discretion of review team members and City administration.
- Funds for those projects that have received approval will be made available upon the execution of a signed contract between the City and the Project Sponsor.

The Indianapolis Continuum of Care Governance Charter established the Coalition for Homelessness Intervention and Prevention to be the HMIS Lead. All organizations receiving Emergency Solutions Grant funds are required to use HMIS for tracking and reporting.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	Agency/Group/Organization	IHA
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with Bud Myers, Jennifer Green and James Hicks. Consulted with IHA about affordable housing needs, public housing capital plans, fair housing, and resident needs.
2	Agency/Group/Organization	Insight Development
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with Bruce Baird, Brian Madison and Wendy Cooper. Consulted with about affordable housing needs, Indianapolis housing market, fair housing, and housing strategy.

4	<b>Agency/Group/Organization</b>	Coalition For Homelessness Intervention and Prevention
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Alan Withey and Michael Butler, on the needs facing the Indianapolis homeless population, those at-risk homelessness and the continuum of care providers that work with these individuals and families.
5	<b>Agency/Group/Organization</b>	LOCAL INITIATIVES SUPPORT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Bill Taft and Tedd Grain of Local Initiatives Support Corporation. Discussed issues facing housing development and economic development as they related to total neighborhood redevelopment. Technical Assistance for Developers and institutional structure for delivering services, commercial redevelopment and affordable housing was also discussed.
7	<b>Agency/Group/Organization</b>	AccessAbility
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with AccessAbility to discuss the housing and service needs of persons living with disabilities.
8	<b>Agency/Group/Organization</b>	Indianapolis Coalition for Neighborhood Development
	<b>Agency/Group/Organization Type</b>	Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with members of the coalition to discuss affordable housing, MBE/WBE/VBE participation, homeownership opportunities, fair housing, community development priorities, and vacant housing issues including properties in foreclosure.
9	<b>Agency/Group/Organization</b>	Indiana Healthy Homes Alliance
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regional planning organization met monthly in 2016. Discussion topics included Center Township housing violations, information and referrals, lead education programs, advocacy updates, lead poison statistics, research healthy homes programs in other states, landlord training programs, and funding healthy homes initiatives.
10	<b>Agency/Group/Organization</b>	IHCDA
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Indianapolis met with two IHCDA staff members in 2016 to discuss better coordination between the City and the State on HOME-funded multi-family projects, Low-Income Housing Tax Credit projects, ESG Planning, and CoC coordination.
11	<b>Agency/Group/Organization</b>	INDIANAPOLIS NEIGHBORHOOD HOUSING PARTNERSHIP
	<b>Agency/Group/Organization Type</b>	Housing Regional organization



	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with Rob Evans and Joe Hanson to discuss strategically allocating funds into distressed areas or areas near tipping points. Also discussed the owner-occupied repair program with Rob Evans and Cherie Pologruto.
12	Agency/Group/Organization	Fair Housing Center of Central Indiana
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met to discuss the Analysis of Impediments to Fair Housing to request assistance with updating the plan.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition for Homeless Intervention and Prevention	The Strategic Plan for the City of Indianapolis includes goals of the Continuum of Care. These goals are written to support the efforts of the community that serves our homeless neighbors. In 2016 the Continuum of Care adopted plans to end homelessness for chronically homeless, homeless youth, homeless families and homeless veterans.
Plan 2020	City of Indianapolis, DMD	Plan 2020 is a regional effort to solicit input from the public about the future of Indianapolis as it approaches its 200th birthday. The plan focuses in five areas, Love Indy, Choose Indy, Serve Indy, Work Indy and Connect Indy.
Analysis of Impediments to Fair Housing	City of Indianapolis, DMD	Fair housing is a leading issue facing Indianapolis. Research by the Fair Housing Center of Central Indiana has shown mass amounts of housing discrimination.
Central Indiana Transit Plan	City of Indianapolis	The Central Indiana Transit Plan is the county-specific, regionally-coordinated transit vision, designed with years of planning and public input. It includes a highly detailed Marion County Transit Plan, a preliminary Hamilton County Transit Plan, and a model for other counties to develop their own transit vision within a regional context.
Promise Zone	City of Indianapolis	Promise Zones are high poverty communities where the federal government will work with local leaders to increase efforts to achieve neighborhood created goals and priorities.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)



## AP-12 Participation – 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In 2016, the City held three public meetings to educate the community on the Consolidated Plan and HUD funding, to announce funding opportunities, and to seek additional citizen input. Both meetings were held on March 31, 2016, one in the morning and one in the evening. At this meeting, citizens were asked for their input regarding what they thought the priorities should be regarding the 2017 funding. Twenty individuals attended the morning meeting and two individuals attended the evening meeting. The third meeting was held on October 11, 2016. At this meeting, the draft Action Plan was released and the City presented an overview of the 2017 budget. **add number of attendees after the meeting** individuals attended this meeting.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	22 Citizens attended the public meetings.	No comments were submitted	All comments were accepted	<a href="http://www.indy.gov/dm">www.indy.gov/dm</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Non-targeted/broad community	Posted draft Annual Action Plan on website on October 11, 2016 for a 30 day public comment period that ended November 9, 2016.		All public comments will be accepted within the public comment period.	<a href="http://www.indy.gov/dm">www.indy.gov/dm</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

The City of Indianapolis anticipates receiving CDBG, HOME, ESG, and HOPWA in 2017. The City is utilizing 2017 anticipated award amounts and program income to implement the programs and projects identified in this plan. If the City is awarded less funding for CDBG, HOME, ESG, or HOPWA, the award amounts in this plan will be reduced for each project by the percentage of the decrease received. If the City receives an increase of \$50,000 or less, the award amounts in this plan will be increased for each project by the percentage of the increase received. In addition, the City received an allocation of Section 108 Loan funds for housing and economic development projects that benefit low/moderate income persons. The City does not have specific plans for the remaining Section 108 funding, but can allocate these funds through September of 2018.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,801,255	50,000	0	7,851,255	The Community Development Block Grant can be used to help low to moderate income individuals or households through a variety of activities including housing, public services, planning, economic development and public facility improvements.
						15,602,510	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,971,800	0	0	2,971,800	5,943,600	The HOME Investment Partnerships Program can be used for a variety of affordable housing activities, including renovation of housing, new construction of housing, rental assistance and homebuyer assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	971,436	0	0	971,436	1,942,872	The Housing Opportunities for Persons with AIDS (HOPWA) program was established to provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	739,279	0	0	739,279	1,478,558	ESG funds may be used for five program components: street outreach, emergency shelter operations, homelessness prevention, rapid re-housing, and HMIS; as well as administration.
Section 108	public - federal	Economic Development Housing	36,100,000	0	0	36,100,000	36,100,000	Financing tool that allows communities and States to expand the size of their CDBG programs (as much as five times their CDBG allocations)

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

- The City of Indianapolis will give priority to projects and programs that have additional funding and sustainability.
- The City of Indianapolis will utilize federal funding as a gap-financing program to help projects and programs move from planning to

reality.

- The City of Indianapolis changed its home repair grant program to a loan program to create program income to fund future repair programs.
- The City of Indianapolis will require ESG and HOME projects to meet match requirements as part of their application, claim and reporting process.

The City of Indianapolis will calculate match through several means, including, though not limited to the following: donated or sold land at below market value for properties acquired with non-federal funds; the development of infrastructure directly facilities by the occupancy of HOME assisted projects when funds are expended; cash contributions made in conjunction with eligible projects funded by the Indianapolis Low Income Housing Trust Fund; cash contributions associated with non-HOME portions of a mixed income or mixed use HOME project when eligible; and the direct costs of supportive services paid for with non-federal funds for the City's TBRA program.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Renew Indianapolis, a non-profit land banking organization, has been working to market and sell primarily single family homes that are owned by the City of Indianapolis. Most of these homes were purchased by the City because they were vacant and abandoned due to the country's foreclosure crisis. Some of these properties were purchased with federal Neighborhood Stabilization Funds and have requirements regarding end use and income restrictions.

Any project funded by the City of Indianapolis must meet one of the priorities and goals of the Consolidated Plan and must be an eligible project. If city-owned land is used for a development project and receives funding through this Action Plan, the city-owned land will not be acquired using federal HUD grant resources.

**Discussion**

The City of Indianapolis will invest these resources in projects that can maximize impact in the community by leveraging other funding resources. The City of Indianapolis prefers to provide gap financing to projects that find additional resources and partnerships to implement the program. The City will fund applications for grant funding that are able to leverage the most funding.

The City also received a Promise Zone Designation in April of 2015. This Designation will assist the City and its partners in both strategizing how federal and local funds are used for projects and programs within the Zone and provide preference points for Federal Grant applications for a variety of community development initiatives. The City will continue to work with the Implementation Partners identified in the application, as well as their supporting partners and the State of Indiana in leveraging these opportunities and funding.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Facade Improvements	2015	2019	Non-Housing Community Development	City-wide Initiatives	Livable Communities	CDBG: \$0	Businesses assisted: 0 Businesses Assisted
2	Owner Occupied Home Repair	2015	2019	Affordable Housing	City-wide Initiatives	Fair Housing Livable Communities	CDBG: \$1,400,000	Homeowner Housing Rehabilitated: 56 Household Housing Unit
3	Youth Education	2015	2019	Non-Housing Community Development	City-wide Initiatives	Youth Education and Employment	CDBG: \$283,000	Public service activities other than Low/Moderate Income Housing Benefit: 2087 Persons Assisted
4	Youth Employment	2015	2019	Non-Housing Community Development	City-wide Initiatives		CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 235 Persons Assisted
5	Job Training and Placement	2015	2019	Non-Housing Community Development		Economic Opportunities	CDBG: \$460,000	Public service activities other than Low/Moderate Income Housing Benefit: 1065 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Business expansion & Job Creation	2015	2019	Non-Housing Community Development	City-wide Initiatives	Economic Opportunities	CDBG: \$1,867,148	Jobs created/retained: 38 Jobs
7	Prevention and Stabilization	2015	2019	Affordable Housing Homeless	City-wide Initiatives	Prevention and Stabilization	ESG: \$131,870	Homelessness Prevention: 59 Persons Assisted
8	Rapid Re-Housing	2015	2019	Homeless	City-wide Initiatives	Emergency Shelter Assistance	ESG: \$190,375	Tenant-based rental assistance / Rapid Rehousing: 62 Households Assisted
9	Shelter Stays	2015	2019	Homeless	City-wide Initiatives	Emergency Shelter Assistance	ESG: \$244,708	Homeless Person Overnight Shelter: 700 Persons Assisted
10	Outreach	2015	2019	Homeless	City-wide Initiatives	Emergency Shelter Assistance	ESG: \$86,881	Homeless Person Overnight Shelter: 90 Persons Assisted
11	TBRA - HOPWA	2015	2019	Non-Homeless Special Needs	City-wide Initiatives	Services for Persons Living with HIV	HOPWA: \$358,800	Tenant-based rental assistance / Rapid Rehousing: 76 Households Assisted
12	Short Term Rent, Utility and Mortgage Assistance	2015	2019	Non-Homeless Special Needs	City-wide Initiatives	Services for Persons Living with HIV	HOPWA: \$55,000	Housing for People with HIV/AIDS added: 270 Household Housing Unit
13	Support Services - HOPWA	2015	2019	Non-Homeless Special Needs	City-wide Initiatives	Services for Persons Living with HIV	HOPWA: \$168,270	Public service activities other than Low/Moderate Income Housing Benefit: 229 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Housing Stability - HOPWA	2015	2019	Non-Homeless Special Needs	City-wide Initiatives	Services for Persons Living with HIV	ESG: \$0	
15	Affordable Rental Housing	2015	2019	Affordable Housing	East City-wide Initiatives	Livable Communities	HOME: \$1,320,745	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 22 Household Housing Unit
16	Homeownership - Construction/Rehabilitation	2015	2019	Affordable Housing	North East	Livable Communities	CDBG: \$860,856 HOME: \$1,014,875	Homeowner Housing Added: 17 Household Housing Unit Homeowner Housing Rehabilitated: 8 Household Housing Unit
17	Community Center Support	2015	2019	Non-Housing Community Development	City-wide Initiatives	Livable Communities	CDBG: \$0	
18	Public Facilities	2015	2019	Non-Housing Community Development	City-wide Initiatives	Livable Communities	CDBG: \$300,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds
19	TBRA	2015	2019	Affordable Housing	City-wide Initiatives	Livable Communities	HOME: \$50,000	Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted
20	Down Payment Assistance	2015	2019	Affordable Housing	City-wide Initiatives	Livable Communities	HOME: \$150,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Administration and Coordination	2015	2019	Administration	City-wide Initiatives	Administration	CDBG: \$1,570,251 HOPWA: \$29,143 HOME: \$297,180 ESG: \$55,445	Other: 4 Other
22	Reduce Slum and Blight	2015	2019	Non-Housing Community Development	City-wide Initiatives	Livable Communities	CDBG: \$0	Buildings Demolished: 0 Buildings

Table 6 – Goals Summary

## Goal Descriptions

1	Goal Name	Facade Improvements
	Goal Description	The City of Indianapolis will support facade improvements in a focused effort.
2	Goal Name	Owner Occupied Home Repair
	Goal Description	Support owner occupied repair/rehab through loans to persons earning less than 80 percent AMFI.
3	Goal Name	Youth Education
	Goal Description	Support youth academic activities.

4	Goal Name	Youth Employment
	Goal Description	Support youth employment programs.
5	Goal Name	Job Training and Placement
	Goal Description	Support job training and placement programs for low to moderate income individuals.
6	Goal Name	Business expansion & Job Creation
	Goal Description	Support business expansion and new businesses with job creation activities.
7	Goal Name	Prevention and Stabilization
	Goal Description	Serve individuals/families with homelessness prevention and stabilization activities.
8	Goal Name	Rapid Re-Housing
	Goal Description	Serve individuals/families with Rapid Re-Housing and Stabilization services.
9	Goal Name	Shelter Stays
	Goal Description	Reduce the average shelter stay by at least 10 percent from the preceding year.
10	Goal Name	Outreach
	Goal Description	Serve individuals with outreach services. Of those served, 15 percent will meet the definition of "chronic homeless".
11	Goal Name	TBRA - HOPWA
	Goal Description	Tenant based rental assistance will be provided to individuals/families that are HIV/AIDS positive.



<b>12</b>	<b>Goal Name</b>	Short Term Rent, Utility and Mortgage Assistance
	<b>Goal Description</b>	Provide short term rent, utility, and mortgage assistance to individuals/families that are HIV/AIDS positive.
<b>13</b>	<b>Goal Name</b>	Support Services - HOPWA
	<b>Goal Description</b>	Provide supportive services to individuals that are HIV/AIDS positive and their families.
<b>14</b>	<b>Goal Name</b>	Housing Stability - HOPWA
	<b>Goal Description</b>	Individuals/families will remain stably housed for one year.
<b>15</b>	<b>Goal Name</b>	Affordable Rental Housing
	<b>Goal Description</b>	Support the development of affordable rental housing that improves the quality of Indianapolis neighborhoods. This includes construction of new units and rehabilitation of existing units.
<b>16</b>	<b>Goal Name</b>	Homeownership - Construction/Rehabilitation
	<b>Goal Description</b>	Create homeownership opportunities with exceptional design for households at or below 80 percent AMFI.
<b>17</b>	<b>Goal Name</b>	Community Center Support
	<b>Goal Description</b>	Support community centers across the City that offer public services to low income residents living in the surrounding neighborhoods. Public service activities vary by center, but will focus on programs for youth and employment programs for low-income persons.
<b>18</b>	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Support public facility projects that produce vibrant environments and serve low/moderate-income neighborhoods.

19	Goal Name	TBRA
	Goal Description	Tenant-Based Rental Assistance will be provided to individuals/families earning at or below 80% AMI.
20	Goal Name	Down Payment Assistance
	Goal Description	Down-payment assistance will be provided to individuals/families earning at or below 80% AMI.
21	Goal Name	Administration and Coordination
	Goal Description	Fund administration and coordination activities to assist with the delivery of programs and projects in the community.
22	Goal Name	Reduce Slum and Blight
	Goal Description	

Table 7 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

HOME funds will be invested to develop 66 affordable housing opportunities. Twenty-two (22) will be for extremely low-income, 17 will be for low-income, and 27 will be for moderate-income families.

## AP-35 Projects – 91.220(d)

### Introduction

The City of Indianapolis utilizes local community development corporations and private developers to implement housing programs using funds from the City. All developers compete through an open application process once per year for funding for a specific project or program. Projects are evaluated by Division of Community Investments Staff to ensure eligibility and compliance with City initiatives and the Consolidated Plan. Public services programs also receive funding through this process.

#	Project Name
1	2017 Indy Habitat OOR
2	2017 CDBG Admin
3	2017 CDBG Rehab Specialist
4	2017 CDBG Keystone Enterprise Park 108 Repayment
5	2017 Commercial Industrial Buildings Improvement Program
6	2017 INHP Indianapolis Neighborhood Housing Partnership OOR
7	2017 MFCDC Mapleton-Fall Creek OOR
8	2017 SEND Southeast Neighborhood Development OOR
9	2017 WCDC Westside Community Development OOR
10	2017 King Park Build Fund
11	2017 KPCDC King Park Monon 16
12	2017 NNDC Near North Development Homeownership
13	2017 RADC Riley 1417 Commerce
14	2017 RADC Riley STIR Workshops
15	2017 Community Alliance of the Far Eastside CAFE PS
16	2017 Community Alliance of the Far Eastside CAFE CC
17	2017 Coburn Place PS
18	2017 Concord PS
19	2017 Concord CC
20	2017 Damar PS
21	2017 Edna Martin Community Center PS
22	2017 Edna Martin Community Center CC
23	2017 VOA Volunteers of America Brandon Hall
24	2017 EmployIndy/IPIC Employment Training
25	2017 Fay B. Glick Center at Crooked Creek CC
26	2017 Flanner House PS
27	2017 Flanner House CC
28	2017 Forest Manor Community Center CC
29	2017 Hawthorne Center PS
30	2017 Hawthorne Center CC

#	Project Name
31	2017 INRC PS
32	2017 John H. Boner Center PS
33	2017 John H. Boner Center CC
34	2017 La Plaza CC
35	2017 Mary Rigg Neighborhood Center CC
36	2017 School on Wheels PS
37	2017 Southeast Community Services CC
38	2017 MLK Community Center CC
39	2017 TeenWorks PS
40	2017 Julian Center PS
41	2017 Trusted Mentors PS
42	2017 SYPF Summer Youth Program Fund
43	ESG17 Indianapolis
44	2017 HOPWA Administration
45	2017 HOPWA Damien Center
46	2017 HOPWA IU Health Bloomington
48	2017 / Near North / Maple Crossing
49	2017 / Partners in Housing / Linwood Manor Apts.
50	2017 / Multi-Family Projects / Other Affordable Housing
51	2017 / HOME / CHDO Operating
52	2017 / HOME ADMIN
53	2017 / INHP / DPA
55	2017 / Community Alliance of the Far Eastside (CAFE)
56	NEAR/Homeownership/2017
57	2017 Healthy Food/Grocery Store
58	2017 CDBG Technical Assistance
59	Accessibility / TBRA / 2017

**Table 8 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The primary challenge for the City of Indianapolis is to reach the underserved people in the community, which is people with special needs, particularly those living with a disability and seniors. Many groups that serve the general population also serve persons with disabilities and seniors as part of their programs. However, the demand for services exceeds the level of services being provided.

The newly designated "IndyEast Promise Zone" does provide some assistance to the City, and its partners and grantees with the provision of preference points on many competitive grant applications. The City will continue to target and leverage these potential resources and other local resources to best

utilize the funding.

Through consultation, many of these organizations mentioned low funding levels as the reason for a shortage of services. Human capital reaching its maximum level was also another common thread among consultations. The City of Indianapolis and its partners will need to seek additional funding for its initiatives in assisting those with special needs. In 2016, the City, along with its partners, will be seeking a grant called the Homeless Youth Demonstration Program. This is a highly competitive grant, however, the need to address homeless youth in Indianapolis is greatly needed. If Indianapolis is selected, the grant will be available in 2017.

The City of Indianapolis has already started converting its home repair grant program to a loan program. Homeowners seeking assistance from the City of Indianapolis must agree to a 30-year no interest, no payment lien on their property before receiving assistance. Loans are to be paid back from net sale proceeds when the property transfers ownership. The idea behind this change is to create a future funding resource when either funding is more limited or other initiatives in the community become a priority.

The City of Indianapolis will need to continue developing programs favorable lending programs and finding additional resources that can sustain and grow programming.

## Projects

### AP-38 Projects Summary Project Summary Information

Table 9 – Project Summary

1	Project Name	2017 Indy Habitat OOR
	Target Area	City-wide Initiatives
	Goals Supported	Owner Occupied Home Repair
	Needs Addressed	Livable Communities
	Funding	CDBG: \$300,000
	Description	2017 Indy Habitat OOR
	Target Date	1/31/2018
2	Estimate the number and type of families that will benefit from the proposed activities	Provide funding for 12 homeowner repair activities. Six of the homeowners will earn incomes between 31 and 50 percent AMI and six homeowners will earn incomes between 51 and 80 percent AMI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
	Location Description	3135 N. Meridian Street, Indianapolis, IN 46208
	Planned Activities	Provide funding for owner occupied repair activities.
	Project Name	2017 CDBG Admin
	Target Area	City-wide Initiatives
	Goals Supported	Administration and Coordination

3	Needs Addressed	Administration
	Funding	CDBG: \$1,570,251
	Description	Admin for 2017
	Target Date	1/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	City-wide
	Planned Activities	CDBG administration activities
	Project Name	2017 CDBG Rehab Specialist
	Target Area	City-wide Initiatives
	Goals Supported	Owner Occupied Home Repair Affordable Rental Housing Homeownership - Construction/Rehabilitation
	Needs Addressed	Livable Communities
	Funding	CDBG: \$90,000
	Description	Rehab Specialist costs associated with property inspections.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The Rehabilitation Specialist will assist with specification review and inspections of approximately 56 units. All 56 families will be at or below 80% AMI. Project is eligible under 24 CFR 570.202 (b) (9) and will have a low and moderate income housing benefit.
	Location Description	200 East Washington Street, Suite 2042, Indianapolis, Indiana 46204

Planned Activities		CDBG administration activities
4	Project Name	2017 CDBG Keystone Enterprise Park 108 Repayment
	Target Area	
	Goals Supported	
	Needs Addressed	Economic Opportunities
	Funding	CDBG: \$225,000
	Description	2017 CDBG Keystone Enterprise Park 108 Repayment
	Target Date	12/31/2017
5	Estimate the number and type of families that will benefit from the proposed activities	Repayment of Section 108 loan for the Keystone Enterprise Park
	Location Description	Keystone Enterprise Park
	Planned Activities	Repayment of Section 108 loan for the Keystone Enterprise Park
	Project Name	2017 Commercial Industrial Buildings Improvement Program
	Target Area	City-wide Initiatives
	Goals Supported	Business expansion & Job Creation
	Needs Addressed	Economic Opportunities
	Funding	CDBG: \$547,448
	Description	2017 Commercial Industrial Buildings Improvement Program
	Target Date	1/31/2018



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will be used to provide improvements to buildings for new and existing businesses located in the Neighborhood Revitalization Strategy Areas for the creation of jobs for low/moderate-income persons. The project is eligible under 24 CFR 570.203 (b) and will have a low and moderate income area benefit.
	<b>Location Description</b>	Within the Neighborhood Revitalization Strategy Area.
	<b>Planned Activities</b>	Funds will be used for the assistance to Microenterprises and the creation of new jobs for low/moderate-income persons.
6	<b>Project Name</b>	2017 INHP Indianapolis Neighborhood Housing Partnership OOR
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Owner Occupied Home Repair
	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	CDBG: \$600,000
	<b>Description</b>	INHP will perform owner occupied repair activities.
	<b>Target Date</b>	1/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide funding for 24 homeowner repair activities. Twelve of the homeowners will earn incomes between 31 and 50 percent AMI and twelve homeowners will earn incomes between 51 and 80 percent AMI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
	<b>Location Description</b>	3550 N Washington Blvd, Indianapolis, IN 46205
	<b>Planned Activities</b>	Provide funding for owner occupied repair activities.
7	<b>Project Name</b>	2017 MFCDC Mapleton-Fall Creek OOR
	<b>Target Area</b>	North
	<b>Goals Supported</b>	Owner Occupied Home Repair

8	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Mapleton Fall Creek will perform owner occupied repair activities.
	<b>Target Date</b>	1/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide funding for six owner occupied repair activities. Three of the homeowners will earn incomes between 31 and 50 percent AMI and three homeowners will earn incomes between 51 and 80 percent AMI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
	<b>Location Description</b>	130 East 30th Street, Indianapolis, IN 46205
	<b>Planned Activities</b>	Provide funding for owner occupied repair activities.
	<b>Project Name</b>	2017 SEND Southeast Neighborhood Development OOR
	<b>Target Area</b>	South
	<b>Goals Supported</b>	Owner Occupied Home Repair
	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	SEND will perform owner occupied repair activities.
	<b>Target Date</b>	1/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide funding for eight homeowner repair activities. Four of the homeowners will earn incomes between 31 and 50 percent AMI and four homeowners will earn incomes between 51 and 80 percent AMI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
	<b>Location Description</b>	1035 Sanders Street, Suite 118, Indianapolis, Indiana 46203
	<b>Planned Activities</b>	Provide funding for owner occupied repair activities.

9	<b>Project Name</b>	2017 WDC Westside Community Development OOR
	<b>Target Area</b>	West
	<b>Goals Supported</b>	Owner Occupied Home Repair
	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	WDC will perform owner occupied repair activities.
	<b>Target Date</b>	1/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide funding for six owner occupied repair activities. Three of the homeowners will earn incomes between 31 and 50 percent AMI and three homeowners will earn incomes between 51 and 80 percent AMI. The project is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate income housing benefit.
	<b>Location Description</b>	2232 W Michigan St, Indianapolis, IN 46222
	<b>Planned Activities</b>	Provide funding for owner occupied repair activities.
10	<b>Project Name</b>	2017 King Park Build Fund
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Business expansion & Job Creation
	<b>Needs Addressed</b>	Economic Opportunities
	<b>Funding</b>	CDBG: \$1,000,000
	<b>Description</b>	Build Fund, LLC will be utilizing a loan fund to businesses for the creation of jobs.
	<b>Target Date</b>	1/31/2018

11	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will be used to provide loans to new and existing businesses located in the neighborhood revitalization strategy areas for the creation of jobs for low/moderate-income persons. The project is eligible under 24 CFR 570.204 (c) and will have a low and moderate income area benefit.
	<b>Location Description</b>	1704 Bellefontaine St, Indianapolis, IN 46202
	<b>Planned Activities</b>	Funds will be used for the creation of new jobs for low/moderate-income persons.
	<b>Project Name</b>	2017 KPCDC King Park Monon 16
	<b>Target Area</b>	North
	<b>Goals Supported</b>	Homeownership - Construction/Rehabilitation
	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	CDBG: \$612,106
12	<b>Description</b>	2017 KPCDC King Park Monon 16
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Construction of 8 new single-family housing units located within the neighborhood revitalization strategy area. These homes will be sold to persons with incomes above 80 percent AMI to diversify the neighborhood and offer mixed-income housing options within this neighborhood. This is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate housing benefit.
	<b>Location Description</b>	1704 Bellefontaine St, Indianapolis, IN 46202
	<b>Planned Activities</b>	Funds will be used for new construction of single family homes for homeownership.
	<b>Project Name</b>	2017 NNDC Near North Development Homeownership
	<b>Target Area</b>	North
	<b>Goals Supported</b>	Homeownership - Construction/Rehabilitation
	<b>Needs Addressed</b>	Livable Communities

13	<b>Funding</b>	CDBG: \$248,750
	<b>Description</b>	2017 NNDC Near North Development Homeownership
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rehabilitation of 4 existing single-family housing units located within the neighborhood revitalization strategy area. These homes will be sold to persons with incomes above 80 percent AMI to diversify the neighborhood and offer mixed-income housing options within this neighborhood. This is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate housing benefit.
	<b>Location Description</b>	1433 N Meridian St. Indianapolis, IN 46202
	<b>Planned Activities</b>	Funds will be used for rehabilitation of existing single family homes for homeownership.
	<b>Project Name</b>	2017 RADC Riley 1417 Commerce
	<b>Target Area</b>	East
	<b>Goals Supported</b>	Facade Improvements Business expansion & Job Creation
	<b>Needs Addressed</b>	Economic Opportunities
	<b>Funding</b>	CDBG: \$319,700
	<b>Description</b>	2017 RADC Riley 1417 Commerce
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funding will be provided to assist in the rehabilitation of vacant manufacturing space located along the Mass Ave corridor. The project is eligible under 24 CFR 570.203(b) and will have a low and moderate income area benefit.
	<b>Location Description</b>	1417 Commerce, Indianapolis, IN
	<b>Planned Activities</b>	Expansion of an existing businesses.

14	<b>Project Name</b>	2017 RADC Riley STIR Workshops
	<b>Target Area</b>	East
	<b>Goals Supported</b>	Job Training and Placement
	<b>Needs Addressed</b>	Economic Opportunities
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide funding for RUKUS Microenterprise development.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Entrepreneurs will receive job training and technical assistance. 3 low-moderate income individuals will receive job training. This is eligible under 24 CFR 570.204 and will have a low and moderate area benefit.
15	<b>Location Description</b>	875 Massachusetts Avenue, Suite 101, Indianapolis, IN 46204
	<b>Planned Activities</b>	Funds will be used for job training for microenterprises.
	<b>Project Name</b>	2017 Community Alliance of the Far Eastside CAFE PS
	<b>Target Area</b>	East
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide services for their Center for Working Families Program.
	<b>Target Date</b>	12/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 25 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	8902 E 38th St, Indianapolis, IN 46226
	<b>Planned Activities</b>	The program will serve 25 individuals.
16	<b>Project Name</b>	2017 Community Alliance of the Far Eastside CAFE CC
	<b>Target Area</b>	East
	<b>Goals Supported</b>	Job Training and Placement
	<b>Needs Addressed</b>	Economic Opportunities
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide support services to low/moderate-income residents within service area.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide job training and employment services to 200 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	8902 E 38th St, Indianapolis, IN 46226
	<b>Planned Activities</b>	The program will serve 200 individuals.
17	<b>Project Name</b>	2017 Coburn Place PS
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment

	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide services to support their children's program.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 100 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	604 E 38th St, Indianapolis, IN 46205
	<b>Planned Activities</b>	The program will serve 100 individuals.
<b>18</b>	<b>Project Name</b>	2017 Concord PS
	<b>Target Area</b>	South
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide case management services to youth.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 100 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	1310 S Meridian St, Indianapolis, IN 46225
	<b>Planned Activities</b>	The program will serve 100 individuals.
<b>19</b>	<b>Project Name</b>	2017 Concord CC



20	Target Area	South	
	Goals Supported	Youth Employment	
	Needs Addressed	Youth Education and Employment	
	Funding	CDBG: \$15,000	
	Description	Provide support services to low/moderate-income residents within service area.	
	Target Date	12/31/2017	
	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 80 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	
	Location Description	1310 S Meridian St, Indianapolis, IN 46225	
	Planned Activities	The program will serve 80 individuals.	
	Project Name	2017 Damar PS	
	Target Area	City-wide Initiatives	
	Goals Supported	Youth Education	
	Needs Addressed	Youth Education and Employment	
	Funding	CDBG: \$20,000	
	Description	Provide funding for their vocational education program.	
	Target Date	12/31/2017	
	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 80 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.	

	<b>Location Description</b>	6067 Decatur Blvd, Indianapolis, IN 46241
	<b>Planned Activities</b>	The program will serve 80 individuals.
<b>21</b>	<b>Project Name</b>	2017 Edna Martin Community Center PS
	<b>Target Area</b>	Northeast
	<b>Goals Supported</b>	Job Training and Placement
	<b>Needs Addressed</b>	Economic Opportunities
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide funding for employment and training program.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide job training and employment services to 50 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AML. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	2605 E 25th St, Indianapolis, IN 46218
	<b>Planned Activities</b>	The program will serve 50 individuals.
<b>22</b>	<b>Project Name</b>	2017 Edna Martin Community Center CC
	<b>Target Area</b>	Northeast
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	2017 Edna Martin Community Center PS
	<b>Target Date</b>	12/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 30 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	2605 E 25th St, Indianapolis, IN 46218
	<b>Planned Activities</b>	The program will serve 30 individuals.
<b>23</b>	<b>Project Name</b>	2017 VOA Volunteers of America Brandon Hall
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Prevention and Stabilization
	<b>Needs Addressed</b>	Emergency Shelter Assistance
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	2017 VOA Volunteers of America Brandon Hall
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rehabilitation of 180 existing transitional housing units. This is eligible under 24 CFR 570.202 (a) (1) and will have a low and moderate housing benefit.
	<b>Location Description</b>	611 N. Capitol Ave. Indianapolis, IN 46204
	<b>Planned Activities</b>	Rehabilitation of 180 existing transitional housing units.
<b>24</b>	<b>Project Name</b>	2017 EmployIndy/IPIC Employment Training
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Job Training and Placement
	<b>Needs Addressed</b>	Economic Opportunities

25	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	Provide funding for employment and training programs.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide job training and employment services to 690 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AML. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	115 W Washington St 450 South, Indianapolis, IN 46204
	<b>Planned Activities</b>	The program will serve 690 individuals.
	<b>Project Name</b>	2017 Fay B. Glick Center at Crooked Creek CC
	<b>Target Area</b>	West
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment
26	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide support services to low/moderate-income residents within service area.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 25 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AML. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	2990 W 71st St, Indianapolis, IN 46268
	<b>Planned Activities</b>	The program will serve 25 individuals.
	<b>Project Name</b>	2017 Planner House PS

27	Target Area	Northwest
	Goals Supported	Youth Employment
	Needs Addressed	Youth Education and Employment
	Funding	CDBG: \$15,000
	Description	Provide funding to the Positive Impact Program.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 50 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	2424 Dr. M.L.K. Jr St, Indianapolis, IN 46208
	Planned Activities	The program will serve 50 individuals.
	Project Name	2017 Planner House CC
	Target Area	Northwest
	Goals Supported	Youth Education
	Needs Addressed	Youth Education and Employment
	Funding	CDBG: \$15,000
	Description	Provide support services to low/moderate-income residents within service area.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 45 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.

	<b>Location Description</b>	2424 Dr. M.L.K. Jr St, Indianapolis, IN 46208
	<b>Planned Activities</b>	The program will serve 45 individuals.
<b>28</b>	<b>Project Name</b>	2017 Forest Manor Community Center CC
	<b>Target Area</b>	North
	<b>Goals Supported</b>	Youth Employment
	<b>Needs Addressed</b>	Youth Education and Employment
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide support services to low/moderate-income residents within service area.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 35 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	5603 E 38th St, Indianapolis, IN 46218
	<b>Planned Activities</b>	The program will serve 35 individuals.
<b>29</b>	<b>Project Name</b>	2017 Hawthorne Center PS
	<b>Target Area</b>	West
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide funding for their after school program.
	<b>Target Date</b>	12/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 100 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	2440 West Ohio Street, Indianapolis, IN 46222
	<b>Planned Activities</b>	The program will serve 100 individuals.
<b>30</b>	<b>Project Name</b>	2017 Hawthorne Center CC
	<b>Target Area</b>	West
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide support services to low/moderate-income residents within service area.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 45 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	2440 West Ohio Street, Indianapolis, IN 46222
	<b>Planned Activities</b>	The program will serve 45 individuals.
<b>31</b>	<b>Project Name</b>	2017 INRC PS
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment

32	<b>Funding</b>	CDBG: \$38,000
	<b>Description</b>	Provide education/leadership training to neighborhood groups
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 532 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The program will serve 532 individuals.
	<b>Project Name</b>	2017 John H. Boner Center PS
	<b>Target Area</b>	East
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment
33	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide funding for the housing stability school for success program.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 45 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	2236 10th St, Indianapolis, IN 46201
	<b>Planned Activities</b>	The program will serve 45 individuals.
	<b>Project Name</b>	2017 John H. Boner Center CC



34	Target Area	East
	Goals Supported	Youth Employment
	Needs Addressed	Youth Education and Employment
	Funding	CDBG: \$15,000
	Description	Provide support services to low/moderate-income residents within service area.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 50 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AML. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	Case management activities to low mod clientele.
	Planned Activities	The program will serve 50 individuals.
	Project Name	2017 La Plaza CC
	Target Area	City-wide Initiatives
	Goals Supported	Job Training and Placement
	Needs Addressed	Economic Opportunities
	Funding	CDBG: \$15,000
	Description	Provide support services to low/moderate-income residents within service area.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide job training and employment services to 75 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AML. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.

	<b>Location Description</b>	8902 E 38th St, Indianapolis, IN 46226
	<b>Planned Activities</b>	The program will serve 75 individuals.
35	<b>Project Name</b>	2017 Mary Rigg Neighborhood Center CC
	<b>Target Area</b>	West
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide support services to low/moderate-income residents within service area.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 50 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	1920 W Morris St, Indianapolis, IN 46221
	<b>Planned Activities</b>	The program will serve 50 individuals.
36	<b>Project Name</b>	2017 School on Wheels PS
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide tutoring to homeless children.
	<b>Target Date</b>	12/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 400 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	2605 E 62nd St #2005, Indianapolis, IN 46220
	<b>Planned Activities</b>	The program will serve 400 individuals.
37	<b>Project Name</b>	2017 Southeast Community Services CC
	<b>Target Area</b>	South
	<b>Goals Supported</b>	Job Training and Placement
	<b>Needs Addressed</b>	Economic Opportunities
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide support services to low/moderate-income residents within service area.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide job training and employment services to 50 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
38	<b>Location Description</b>	901 Shelby St, Indianapolis, IN 46203
	<b>Planned Activities</b>	The program will serve 50 individuals.
	<b>Project Name</b>	2017 MLK Community Center CC
	<b>Target Area</b>	North
	<b>Goals Supported</b>	Youth Education
	<b>Needs Addressed</b>	Youth Education and Employment

	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide support services to low/moderate-income residents within service area.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 45 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	40 W 40th St, Indianapolis, IN 46208
	<b>Planned Activities</b>	The program will serve 45 individuals.
	<b>Project Name</b>	2017 TeenWorks PS
39	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Youth Employment
	<b>Needs Addressed</b>	Youth Education and Employment
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide funding for summer youth employment program.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide support services to 60 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	2820 N Meridian St #1250, Indianapolis, IN 46208
	<b>Planned Activities</b>	The program will serve 60 individuals.
	<b>Project Name</b>	2017 Julian Center PS
40		

41	Target Area	City-wide Initiatives
	Goals Supported	Youth Education
	Needs Addressed	Youth Education and Employment
	Funding	CDBG: \$20,000
	Description	Provide funding for their youth program.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 250 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AML. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	Location Description	2011 N Meridian St, Indianapolis, IN 46202
	Planned Activities	The program will serve 250 individuals.
	Project Name	2017 Trusted Mentors PS
	Target Area	City-wide Initiatives
	Goals Supported	Youth Education
	Needs Addressed	Youth Education and Employment
	Funding	CDBG: \$15,000
	Description	Provide funding for their mentoring program.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Provide support services to 40 low and moderate income residents within service area. All persons served will have incomes less than 80 percent AML. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.

	<b>Location Description</b>	872 Virginia Ave, Indianapolis, IN 46202
	<b>Planned Activities</b>	The program will serve 40 individuals.
<b>42</b>	<b>Project Name</b>	2017 SYPF Summer Youth Program Fund
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Youth Employment
	<b>Needs Addressed</b>	Youth Education and Employment
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Provide funding for summer youth programming.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide academic, college preparedness and job readiness activities to 400 youth. All you served will have incomes less than 80 percent AMI. The project is eligible under 24 CFR 570.201 (e) and will have a low and moderate income clientele benefit.
	<b>Location Description</b>	Various locations to be determined. The City of Indianapolis will work in conjunction with other funding agencies to determine agencies that offer summer youth programs eligible for funding.
	<b>Planned Activities</b>	Provide academic, college preparedness and job readiness activities.
<b>43</b>	<b>Project Name</b>	ESG17 Indianapolis
	<b>Target Area</b>	City-wide Initiatives

<b>Goals Supported</b>	Youth Education Youth Employment Prevention and Stabilization Rapid Re-Housing Shelter Stays Outreach Short Term Rent, Utility and Mortgage Assistance Administration and Coordination
<b>Needs Addressed</b>	Youth Education and Employment Prevention and Stabilization Emergency Shelter Assistance Street Outreach Fair Housing Administration
<b>Funding</b>	ESG: \$739,279
<b>Description</b>	Provide funding for administration, rapid-rehousing, homelessness prevention, shelter operations, and outreach services for the ESG program.
<b>Target Date</b>	1/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ESG funding will be awarded to 14 homeless service providers to assist 200 persons with homelessness prevention activities, assist 75 persons with rapid rehousing assistance, provide shelter stays to 450 homeless persons and provide outreach services to 115 homeless persons.

	<b>Location Description</b>	<p>The Julian Center-2011 N Meridian St, Indianapolis, IN 46202</p> <p>The Damien Center-26 N Arsenal Ave, Indianapolis, IN 46201</p> <p>Homeless Initiative Program-1835 N Meridian St, Indianapolis, IN 46202</p> <p>Holy Family Shelter-907 N Holmes Ave, Indianapolis, IN 46222</p> <p>Mary Rigg Community Center-1920 W Morris St, Indianapolis, IN 46221</p> <p>Recycle Force-1125 E Brookside Ave, Indianapolis, IN 46202</p> <p>Salvation Army-540 Alabama St, Indianapolis, IN 46204</p> <p>Interfaith-1850 N Arsenal Ave, Indianapolis, IN 46218</p> <p>Horizon House-1033 E Washington St, Indianapolis, IN 46202</p> <p>Gennessaret-615 North Alabama St, Indianapolis, IN 46204</p> <p>Coburn Place-604 E 38th St, Indianapolis, IN 46205</p> <p>Southeast Multi-Service Center- 901 Shelby St, Indianapolis, IN 46203</p> <p>Dayspring- 1537 Central Ave, Indianapolis, IN 46202</p> <p>Outreach, Inc.- 2822 E New York St, Indianapolis, IN 46201</p>
	<b>Planned Activities</b>	<p>Provide funding for administration, rapid-rehousing, homelessness prevention, shelter operations, and outreach services for the ESG program.</p>
44	<b>Project Name</b>	2017 HOPWA Administration
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Administration and Coordination
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOPWA: \$29,143



	<b>Description</b>	Provide funding for administration costs.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	HOPWA administrative activities
	<b>Project Name</b>	2017 HOPWA Damien Center
45	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	TBRA - HOPWA Support Services - HOPWA Housing Stability - HOPWA Administration and Coordination
	<b>Needs Addressed</b>	Services for Persons Living with HIV
	<b>Funding</b>	HOPWA: \$565,376
	<b>Description</b>	The project sponsor will use funds for tenant-based rental assistance, supportive services, short-termed rental assistance and administrative costs for HIV/AIDS clients.
	<b>Target Date</b>	1/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide tenant-based rental assistance to 46 households; short term rent, utility and mortgage assistance to 110 households, and supportive services to 39 households. All persons served with this program will be HIV/AIDS positive.
	<b>Location Description</b>	Damien Center-26 N Arsenal Ave, Indianapolis, IN 46201

	<b>Planned Activities</b>	Provide tenant based rent assistance; short term rent, utility and mortgage assistance and support services to individuals living with HIV/AIDS and their families.
46	<b>Project Name</b>	2017 HOPWA IU Health Bloomington
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	TBRA - HOPWA Support Services - HOPWA Housing Stability - HOPWA Administration and Coordination
	<b>Needs Addressed</b>	Services for Persons Living with HIV
	<b>Funding</b>	HOPWA: \$376,917
	<b>Description</b>	The project sponsor will use funds for tenant-based rental assistance, supportive services, short-termed rental assistance and administrative costs for HIV/AIDS clients.
	<b>Target Date</b>	1/1/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide tenant-based rental assistance to 25 households; short term rent, utility and mortgage assistance to 210 households, and supportive services 225 persons. All persons served with this program will be HIV/AIDS positive.
	<b>Location Description</b>	IU Health Bloomington-601 W 2nd St, Bloomington, IN 47403
47	<b>Planned Activities</b>	Provide tenant based rent assistance; short term rent, utility and mortgage assistance, and support services to individuals living with HIV/AIDS and their families.
	<b>Project Name</b>	2017 / Near North / Maple Crossing
	<b>Target Area</b>	North Northwest
	<b>Goals Supported</b>	Homeownership - Construction/Rehabilitation

48	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	HOME: \$334,500
	<b>Description</b>	Near North will be developing four (4) units intended for homeownership. Two (2) units for new construction and two (2) for rehabilitation in the Maple Crossing Great Place.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four (4) families will benefit from this proposed activity. Families will have incomes at or below 80% AMI.
	<b>Location Description</b>	3611 Graceland, 3615 Graceland, 3642 Graceland, 3643 Graceland
	<b>Planned Activities</b>	The development of four (4) units for homeownership. Two (2) units for new construction and two (2) for rehabilitation in the Maple Crossing Great Place.
	<b>Project Name</b>	2017 / Partners in Housing / Linwood Manor Apts.
	<b>Target Area</b>	East
	<b>Goals Supported</b>	Affordable Rental Housing
	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	HOME: \$325,000
	<b>Description</b>	Rehabilitation of eleven (11) affordable housing units.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eleven (11) families will benefit from this proposed activity. Families will have incomes at or below 80% AMI.
	<b>Location Description</b>	4509-4515 East Washington Street, Indianapolis, Indiana 46201

	<b>Planned Activities</b>	Rehabilitation of eleven (11) affordable housing units located within the Linwood Manor Apartments.
49	<b>Project Name</b>	2017 / Multi-Family Projects / Other Affordable Housing
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Affordable Rental Housing Homeownership - Construction/Rehabilitation
	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	HOME: \$995,745
	<b>Description</b>	Provide funding for affordable housing projects.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty-Two (22) families will benefit from this proposed activity. Families will have incomes at or below 80% AMI.
50	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	The development of multi-family, single-family housing for rental and homeownership.
	<b>Project Name</b>	2017 / HOME / CHDO Operating
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$139,000
	<b>Description</b>	Administration
	<b>Target Date</b>	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Not Applicable
	Planned Activities	Administration
	Project Name	2017 / HOME ADMIN
51	Target Area	
	Goals Supported	Administration and Coordination
	Needs Addressed	Administration
	Funding	HOME: \$297,180
	Description	Provide funding for administration costs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
52	Location Description	Not applicable
	Planned Activities	Admin
	Project Name	2017 / INHP / DPA
	Target Area	City-wide Initiatives
	Goals Supported	Down Payment Assistance
	Needs Addressed	Livable Communities

53	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	Provide downpayment assistance to eligible homebuyers.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifteen families whose income does not exceed 80% AMI, will receive downpayment assistance .
	<b>Location Description</b>	3550 N. Washington Blvd, Indianapolis, IN 46205
	<b>Planned Activities</b>	Downpayment assistance will be provided to families/individuals with incomes at or below 80% AMI.
	<b>Project Name</b>	2017 / Community Alliance of the Far Eastside (CAFE)
	<b>Target Area</b>	East
	<b>Goals Supported</b>	Homeownership - Construction/Rehabilitation
	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	Provide funding for rehab of 1 house to be sold to an eligible homebuyer.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One family will benefit from the rehabilitation of one house. The property will be sold to an eligible buyer whose income does not exceed 80% AMI.
	<b>Location Description</b>	8902 East 38th Street, Indianapolis, IN 46226
	<b>Planned Activities</b>	Provide funding for the rehabilitation of 1 house to be sold to an eligible homebuyer whose income does not exceed 80% AMI.

54	<b>Project Name</b>	NEAR/Homeownership/2017
	<b>Target Area</b>	East
	<b>Goals Supported</b>	Homeownership - Construction/Rehabilitation
	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	HOME: \$630,375
	<b>Description</b>	NEAR will be developing nine (9) units intended for homeownership. Seven (7) units for new construction and two (2) units for rehabilitation in the St. Clair Place Neighborhood
	<b>Target Date</b>	12/31/2019
55	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide funding for the creation of 9 units for homeownership. Seven units will be new construction and 2 units will be rehabilitation. Homebuyers will earn incomes between 51-80 % AMI.
	<b>Location Description</b>	2236 East 10th Street, Indianapolis, IN 46201
	<b>Planned Activities</b>	Provide funding for homeownership opportunities.
	<b>Project Name</b>	2017 Healthy Food/Grocery Store
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Business expansion & Job Creation
	<b>Needs Addressed</b>	Livable Communities Economic Opportunities
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	2017 Healthy Food/Grocery Store
	<b>Target Date</b>	12/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will be used to promote new commercial food options within food deserts within the Neighborhood Revitalization Strategy Area. The project is eligible under 24 CFR 570.703 (ii) with the national objective requirements of 570.208 and 570.209 (b).
	<b>Location Description</b>	Within the Neighborhood Revitalization Strategy Area.
	<b>Planned Activities</b>	Funds will be used for creation of new food options for low/moderate income persons.
56	<b>Project Name</b>	2017 CDBG Technical Assistance
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	Job Training and Placement
	<b>Needs Addressed</b>	Livable Communities
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	2017 CDBG Technical Assistance
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide technical assistance/leadership training for up to three neighborhood groups. The project is eligible under 24 CFR 570.201 (p) and will have a low and moderate income area benefit.
	<b>Location Description</b>	Within the Neighborhood Revitalization Strategy Area.
	<b>Planned Activities</b>	The funds will go to increase capacity for a not for profit neighborhood organization.
57	<b>Project Name</b>	Accessibility / TBRA / 2017
	<b>Target Area</b>	City-wide Initiatives
	<b>Goals Supported</b>	TBRA
	<b>Needs Addressed</b>	Livable Communities



<b>Funding</b>	HOME: \$50,000
<b>Description</b>	Tenant Based Rental Assistance for four (4) persons throughout Marion County.
<b>Target Date</b>	12/31/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four families will benefit from Tenant-Based Rental Assistance. Incomes will be at or below 80% AMI.
<b>Location Description</b>	Indianapolis
<b>Planned Activities</b>	

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Indianapolis has selected six different Neighborhood Revitalization Strategy Areas. Each of these areas meet the requirements set by HUD, contiguous census tracts, 70 percent of the households earn incomes less than 80 percent AMI and have a higher level of distress than the City as a whole. The basis for selecting these areas also include initiatives already in place or part of other City of Indianapolis plans that will take place in these areas. The City of Indianapolis will utilize funding from HUD to support community-wide initiatives, making all federal, local and private funding stretch further. The appendices to this document include more detail on the target areas designated by the City of Indianapolis, including long term goals for revitalization of the areas.

The percentages in the chart below are based on the anticipated total of all four grants (CDBG, HOME, ESG and HOPWA) \$12,533,770.

### Geographic Distribution

Target Area	Percentage of Funds
North	13
Northeast	0
East	8
South	2
West	2
Northwest	0
City-wide Initiatives	75

Table 10 - Geographic Distribution

## **Rationale for the priorities for allocating investments geographically**

In making funding decisions, the City of Indianapolis will give priority to activities that:

- Meet a goal or priority of the 2015-2019 Consolidated Plan;
- Meet transit oriented development criteria;
- Leverage resources;
- Affirmatively further fair housing;
- Support, complement or are consistent with other current local unit of government plans;
- Address underserved populations with the greatest needs including the elderly, disabled, victims of domestic violence and the disenfranchised such as the homeless and the near homeless.
- Are sustainable over time;
- Have demonstrated cooperation and collaboration among government, private nonprofit agencies and the private sector to maximize impacts and reduce administrative costs; and
- Do not have a more appropriate source of funds.

## **Discussion**

Funding decisions were made through open competitive application or Request for Proposal processes. All applications were reviewed by City staff for funding eligibility and were evaluated by both, city staff and other community stakeholders.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Supporting affordable housing for all persons is a high priority for the City of Indianapolis. The City will support the redevelopment of neighborhoods in a comprehensive manner. The neighborhood redevelopment needs include all types of housing development, public infrastructure improvement, enhancement to commercial buildings, business expansion and historic preservation. The combination of initiatives will sustain growth beyond the investment from the City.

The Consolidated Plan states the greatest housing need for the population of Indianapolis is for those with a cost burden or severe cost burden. Cost burden occurs when a household pays more than 30 percent of the household's gross monthly income towards housing. Severe cost burden occurs when a household pays more than 50 percent of the household's gross monthly income towards housing. Extremely low-income households, those earning less than 30 percent of the area median income, experience these two housing problems at the highest rates and are at risk of homelessness.

This section shows specific goals for the number of homeless, non-homeless, and special needs households that will be provided affordable housing during the 2017 program year. Also shown is the number of affordable housing units that will be provided with CDBG and HOME funds.

One Year Goals for the Number of Households to be Supported	
Homeless	490
Non-Homeless	29
Special-Needs	4
Total	523

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	126
The Production of New Units	25
Rehab of Existing Units	11
Acquisition of Existing Units	0
Total	162

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Non-profits, developers and the City of Indianapolis enter into agreements for the implementation of

projects and programs. These agreements are the tools for which the housing goals will be met.

Local community development corporations and other non-profits will repair owner occupied housing throughout the City of Indianapolis. Many of the home repairs include modifications for homeowners who are aging or have a disability. These repair programs will allow homeowners to remain living in their own homes. In 2017, 56 low/moderate-income homeowners will receive owner-occupied repair assistance.

HOME funds will be used by five organizations to create affordable housing through rehabilitation and new construction. New construction projects will take place on vacant properties and the rehabilitation projects will consist of existing multi-family properties and dilapidated structures. Construction activities will take place within the east and north target areas.

The remaining housing programs will come from the use of HOPWA funds and ESG funding. These funds will be used to provide housing, rent assistance, rapid rehousing and emergency shelter for homeless persons, persons at-risk of homelessness and persons living with HIV/AIDS. Without this assistance, some of the city's most vulnerable could face housing crises.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Indianapolis Housing Agency (IHA) is a federally-funded government housing agency that provides Marion County/Indianapolis low-income families, seniors and families with disabilities access to safe, decent, and affordable housing. This is accomplished by housing individuals/families in one of IHA's communities or in private market housing, subsidized through the Housing Choice Voucher Program (Section 8).

The Housing Choice Voucher (HCV) Program provides housing assistance for qualified low-income families in the rental market. Voucher holders are able to select a unit from the private rental market. As long as their housing choice meets reasonable rent requirements determined by IHA, program participants pay no more than 30% of their monthly adjusted income toward rent and utilities. The housing assistance payment subsidizes the balance of the rent to the property owner. IHA administers the federal HCV Program, more commonly known as Section 8, currently allowing more than 8,000 families to choose and lease safe, decent and affordable privately-owned housing in Marion County.

### **Actions planned during the next year to address the needs to public housing**

The following are goals and objectives outlined in the 2015-2019 Public Housing Agency Plan that have been set by the Indianapolis Housing Agency.

#### ***Goal: Reduce Financial Dependency on HUD Public Housing Subsidy by 30%***

- Create a marketing strategy to offer consulting services through IHAs instrumentality to the other Housing Agencies.
- Streamline public housing operations to ensure programs can obtain a High Performer level.
- Improve public housing management (increase PHAS score to 90 or higher)
- Improve Housing Choice Voucher management (increase SEMAP score to 90 or higher)
- Continue to pursue RAD to convert all public housing units
- Pursue opportunities to apply for new grant funded programs, such as the Family Unification Program (FUP) and other programs.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Aggressively market and lease income-generating assets including the instrumentalities' assets to generate non-public revenue, including hosting training for the affordable housing community, other PHAs and HUD.

#### ***Goal: Promote Resident Self-Sufficiency***

- Meet face-to-face with every household that reports zero income for a time period longer than 60 consecutive days.

- Continue to build partnerships with local social service agencies and create employee development program for Section 8 and property management staff, whereby representatives from partner agencies can enhance staff knowledge of area programs available for resident referral.
- Continuing the partnership with the Veterans Administration in administering HUD-VASH vouchers and accessing more vouchers when possible upon availability.
- Providing Family Self Sufficiency Programs for eligible Section 8 Housing Choice Voucher Program and Public Housing participants pursuant to applicable regulations and available funding.
- Establish a formal referral system to local multi-service centers.
- Facilitate and secure memorandum agreements with multi-service centers in the locality or catchment area of IHA communities.
- Apply for federal and non-federal funding to support ongoing and new self-sufficiency initiatives.
- Partner with organizations that provide training to improve the readiness of Section 3 applicants allowing an increase in the pool of qualified Section 3 candidates ready for hire.
- Continue the administration of the Housing Choice Voucher Program Homeownership Program.

Utilize resident participation funds allocated to IHA to provide workshops/training opportunities for Resident Council members and attendees.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Residents living in public housing have a community service requirement. The Community Service requirement is only applicable to residents of public housing properties or residents living in ACC subsidized units at mixed finance properties. No one living in a multifamily property or a project based voucher property or using a tenant based voucher in a market rate unit at a mixed finance property is subject to the Community Service requirement. The Community Service requirement is 8 hours per month for each non-exempt adult (not for each family with a non-exempt adult). One way to meet the requirement is for a resident to work through the Resident Council to help other residents with problems, serving as an officer in an RA, and serving on the RA or Resident Advisory Board.

Family Self-Sufficiency (FSS) is a program designed to assist families receiving governmental assistance to improve their economic situation and reduce their dependence on public assistance and welfare. This program is voluntary and open to all families receiving Public Housing and Section 8 HCV assistance through IHA.

The program requires the Head of Household to enter into a Contract of Participation with IHA for five years. This contract contains an Individual Training and Service Plan that identifies the employment goal of the participant and outlines the activities and services necessary to achieve this goal. The FSS Program

Coordinator helps the family obtain the services listed in the plan which include, but are not limited to job training, child care assistance, educational programs (including GED and college classes), job, school and financial application assistance, transportation assistance, employment opportunities, counseling/case management, and escrow (savings) account.

Once the families' rent increases due to an increase in earnings, the amount of the increase will be placed in a savings account for the family. They will receive all of the money in the account, plus interest, when the FSS Contract is successfully completed. Successful completion of the contract includes suitable employment, 12 consecutive months free of TANF (Temporary Assistance to Needy Families) for at least the last 12 months of contract and all goals of contract are completed.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not Applicable

**Discussion**

With 23,075 households waiting for public housing, the Indianapolis Housing Agency is aware and committed to addressing the demand for more affordable housing. IHA has been approved to convert all of their public housing units to the Section 8 platform through the Rental Assistance Demonstration Program(RAD). This will provide additional funding for the preservation of the public housing stock. IHA will be adding an additional 94 affordable units to its portfolio by the end of 2016.

IHA opened the Housing Choice Voucher wait list on September 12, 2016 through September 15, 2016. Over 23,000 applications were received. The lottery process will select 10,000 of those applicants to be put on the wait list.

The mission at IHA is to provide low-income families, seniors and persons with disabilities access to decent, safe, affordable housing in Indianapolis. By extension, IHA hopes to fight housing discrimination in the Indianapolis community while leading more Indianapolis citizens to greater self-sufficiency.

In the midst of a recovering housing market, IHA must explore innovative and diverse solutions in a constant effort to serve as many Indianapolis families as possible, as fully as possible. Chasing innovation means executing progressive solutions like mixed-source financing for new developments. It also means establishing mixed-income communities that stabilize public housing neighborhoods while breaking the cycle of concentrated low-income housing in the Indianapolis' urban core.



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Since the Blueprint to End Homelessness was first proposed in 2002, the community has made several key strides towards the goal of ending homelessness in Indianapolis. Service providers have proceeded with a focus on collaboration, and as a result case management and coordination have significantly improved. These agencies provide important services for the homeless population, many of which are seen as successes. Job training services are both adequate and plentiful, referral services have dramatically improved, and there is a strong emergency shelter network in place. At a structural level, there are also good signs. Indianapolis, unlike other cities, has enough existing structures that can be renovated and rehabilitated to serve as affordable housing, a more cost-effective option than building new such structures.

When surveyed, the homeless population was supportive of many of the programs in which they had contact. Job training and placement programs were singled out as being both plentiful and helpful. Most of the individuals had experience with shelters, and mentioned them as a good place to go for a program referral. Legal services were widely reported as being useful and available, and Indy Connect was mentioned as a great resource to talk to attorneys.

The updated version of the Blueprint to End Homelessness, Blueprint 2.0, calls for the Continuum of Care to proactively seek out relationships with homeless and formerly homeless neighbors to connect with policy discussions about the needs of these individuals and families. One of the strategies includes:

- Build awareness and relationships that result in expanded Continuum membership and ensure its representation in important policy discussions

The Indianapolis Continuum of Care believes that having these individuals as part of the decision making process will help with service providers and policy makers find programs that meet the needs of homeless individuals and families and direct funding to those programs.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

In 2017 the City of Indianapolis will award \$86,881 of ESG funding to three organizations for street outreach. These organizations all have street teams, some that are staffed 24/7. These teams of 2-3 professionals represent different agencies and work together to engage clients with various needs. They

also take incoming referrals from Indianapolis Metropolitan Police Department and area hospitals. These teams work diligently to provide our homeless neighbors with assessments and links to services and resources that will assist them in moving from the streets to stable housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The number of individuals found on the night of the annual Marion County Point-in-Time Count (the Count) decreased from 1,897 in 2014 to 1,666 in 2015 and to 1,619 in 2016. A point-in-time count by definition will not count everyone who experiences homelessness, but this snapshot is the best evidence available to quantify the nature and extent of homelessness (according to HUD's definition) in Indianapolis.

Priorities and goals in the 2015 - 2019 Consolidated Plan will address the needs of these individuals to get them out of the shelters and transitional housing and into permanent housing. The Indianapolis Continuum of Care will be more inclusive of all housing developers at every level to ensure the full continuum of housing is addressed, from shelters to permanent housing.

Street outreach and outreach at shelters is often times the first interaction with many homeless persons. Outreach workers help to identify the needs of our homeless neighbors which helps service providers and shelters tailor programing, move people from the street and into shelter or other housing. Shelters will work with local housing providers to find permanent housing placement for individuals and families staying in the shelter. Support services for these families will be a part of their permanent housing placement, including case management services. The City of Indianapolis priority for the five-year plan is to increase coordination and effectiveness of Street Outreach Services. In 2017, the City will provide ESG funding to 7 shelters in the amount of \$244,708.00. This funding will help shelters and transitional housing providers continue to house and or assist more than 2,800 homeless persons. These funds will allow shelters to continue to operate and offer services and resources that will help them become stably housed.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In 2016, the Continuum of Care adopted plans to effectively end chronic homelessness, family homelessness, youth homelessness and veteran homeless. 2017 will be the first full year to implement these four plans. These plans were attached to the Indianapolis Continuum of Care Application and submitted to HUD through the NOFA process. This year ESG funding will be focused on Prevention and Rapid Rehousing. In 2017, 44 percent of the total anticipated ESG funding will be allocated to

homelessness prevention and rapid rehousing. The Continuum of Care currently is prioritizing housing to address the housing needs of these groups as well.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Blueprint to End Homelessness 2.0 outlines several strategies to prevent homelessness or as the Blueprint calls, High Impact Prevention. High impact prevention focuses on efforts within the spheres of the CoC work, connecting providers for needs that are further away from the urban core, and increase assistance to keep individuals and families in their homes. The Continuum of Care and the City of Indianapolis will work to ensure people have adequate resources, provide immediate crisis support to stabilize individual and family housing and develop new strategies for re-entry and medical referrals. The CoC, through Blueprint 2.0 have outlined the following High Impact Prevention goals:

- Increase access to assistance that keeps individuals and families in their homes
- Increase access to intentional community supports
- Educate individuals about their role/responsibility in a path to self-sufficiency
- Increase access to legal assistance
- Explore “early warning” systems for service in advance of eviction or foreclosure
- Work to ensure individuals and families have adequate financial resources
- Provide access to financial assistance
- Improve financial literacy, budgeting skills and access to resources
- Identify funders to assist with outstanding bills
- Work to ensure individuals are sufficiently employed
- Help individuals get and stay employed through education, life skills training, mentoring/coaching and transportation assistance
- Identify potential barriers to employment and work with clients to hurdle those barriers
- Work with businesses to: Increase opportunity and wages
- Increase employee retention
- Extend case management post-housing, post employment
- Leverage successful employment programs
- Link public policy understanding of employment to advocacy related to wages, transportation and child care
- Provide immediate crisis support to stabilize housing for individuals and families in imminent risk of homelessness or a return to homelessness
- Coordinate prevention efforts and prevent return to homelessness by creating a “bridge” from direct service to neighborhood supports
- Coordinate initiatives across providers, community centers, townships, etc.
- Effectively bridge from wrap-around services to longer term-community center programs and related supports
- Develop re-entry programs for offenders, veterans, patients and youth coming out of foster care
- Partner with corrections, the Veterans Administration, mental health providers, hospitals and children services
- Increase the number and effectiveness of mental health referrals and access to appropriate medical care
- Partner with a wide range of providers and institutions

## **Discussion**

The City of Indianapolis mirrored the Consolidated Plan Goals and the Action Plan Goals with the Blueprint to End Homelessness 2.0 goals. This plan aligns with the plan of the Indianapolis Continuum of Care's plan of action to attack the issue of homelessness and the needs of the homeless population. The Indianapolis Continuum of Care works diligently with stakeholders and homeless individuals 1) to develop these strategies 2) develop a method for selecting projects and 3) set up a pipeline of projects to be funded to address the needs in the community. Projects funded with the Emergency Solutions Grant were made to compliment this process.

**AP-70 HOPWA Goals – 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	110
Tenant-based rental assistance	46
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	156

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

Each year, the City of Indianapolis strives to create affordable housing to meet current needs of the residents of its communities. Unfortunately, the public sector and private market are not producing a high volume of affordable rental housing to meet the needs of the city.

There are various barriers to providing affordable housing. A number of market characteristics impact the creation of new units, including: the large growth of population in Indianapolis, increased demand for rental housing units, rising rental and homeownership costs, current housing affordability, demolition of housing units, the number of people on the Section 8 waiting list, the cost of land and development, and zoning. Local and state regulations on zoning and buildings are often the most recognized barriers to affordable housing. With increased regulation comes an increased cost to build housing that meets all regulations.

The Analysis of Impediments did not find any types of zoning that impose limits on housing, such as limits on vinyl siding or appearance of housing and its design. While there may not be any regulatory barriers, the institutional structure currently used to develop affordable housing may face organizational and other non-regulatory barriers to affordable housing development. Consultations with community leaders and stakeholders have suggestions as to the barriers that the hard data may not provide. These include barriers that prevent, or increase the challenge of affordable housing development. The barriers shared by those leaders and stakeholders include:

- High cost of property near accessible communities, such as downtown, make it difficult to develop special needs housing.
- Despite continued development of affordable housing, subsidizing projects large enough to serve households earning 0-30 percent of the area median income without cost burden.
- In conjunction with serving extremely low income households, developers of multi-family tax credits are finding it increasingly more difficult acquire enough capital funding to create affordable housing that is financially stable over the long term.
- New credit requirements for loaning dollars make creative financing such as that provided by Habitat for Humanity to work for low and moderate-income households wanting homeownership opportunities.
- Increased crime reports have created an image of fear and unsafe environments in urban core neighborhoods in need of private investment and redevelopment.
- Once a low-income household finds affordable housing, the challenges of their economic status often become a burden to sustaining that housing. These households are often transient, moving from rental unit to rental unit because of economic or other hardship. The City of Indianapolis will work with community development corporations and other grass-roots organizations that have developed strong leadership and neighborhood buy-in when investing

federal funding. The City of Indianapolis will look to these partners to help overcome these barriers to affordable housing, targeting communities working together to diversify housing options for all income levels. These will be key ingredients to addressing some of the biggest barriers to affordable housing development, such as educating the public and civic leaders about affordable housing, advocating for transportation options in all areas of the community and working together to attract additional subsidy to overcome high cost of housing redevelopment over the long term.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Department of Metropolitan Development, Division of Planning has been working on a project called Indy ReZone for the past 4 years. The Indy ReZone project proposed changes to the 1970 Marion County zoning code. This Proposal passed the Indianapolis City-County Council September 28, 2015.

Zoning code impacts public land and building construction, including public parking, sidewalks, vacant and occupied buildings, and landscaping. The ReZone ordinance will encourage a variety of housing options closer to public transit, reduce required parking spots for new shops and restaurants (increasing potential revenue), require bicycle facilities and parking at new developments, and significantly incentivize public transit stops and shelters. The goal of updating the zoning code is to prepare for the next 50 years of growth within Indianapolis.

In Indianapolis, traditional redevelopment has been led by small non-profit community development corporations at the grass roots level. Some of these organizations have been able to develop large-scale multi-family projects but limited capacity in any one organization is limited to conducting one or two projects at a time. Projects typically require multiple partners, coordination and strong leadership to address redevelopment at a holistic level. Some ideas to overcome these barriers are:

- Select target areas based on proximity to transportation options and accessibility of public Infrastructure
- Attract for-profit developers to partner with non-profit service agencies to develop affordable housing development for extremely low-income families; connecting services and rental assistance with new developments
- Address the accessibility needs of public infrastructure in communities with affordable housing development, such as adding curb ramps and crumbling sidewalks.
- Find additional subsidy dollars to help extremely low income households and special needs households afford rental units without a cost burden
- Advocate for public and private transportation options for low income families living outside of walking distance of amenities needed for daily living, such as grocery stores, health care and

employment options

- Feed positive stories to media outlets to counter negative stories oriented from the urban core

## **Discussion**

The City of Indianapolis will work with community development corporations and other organizations that have developed strong leadership and neighborhood support when investing federal funding. The City of Indianapolis will look to these partners to help overcome these barriers to affordable housing, targeting communities working together to diversify housing options for all income levels. These will be key ingredients to addressing some of the biggest barriers to affordable housing development, such as educating the public and civic leaders about affordable housing, advocating for transportation options in all areas of the community and working together to attract additional subsidy to overcome high cost of housing redevelopment over the long term.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The City has developed some general goals to offer flexibility in programming for all communities and increase the coordination among service providers. Under each priority is a list of goals and strategies that will meet needs of communities in all parts of Indianapolis, including the six Neighborhood Revitalization Strategy Areas (NRSA). While some strategies may not be applicable to NRSA or target area, each area or community can find a goal that will meet its specific needs.

### **Actions planned to address obstacles to meeting underserved needs**

The primary challenge for the City of Indianapolis is to reach the underserved people in the community, which is people with special needs, particularly those living with a disability or seniors. Many groups that serve the general population also serve persons with disabilities and seniors as part of their programs. However, the demand for services exceeds the level of services being provided.

Through consultation, many of these organizations mentioned low funding levels as the reason for a shortage of services. The City of Indianapolis and its partners will need to seek additional funding and supplementary lending practices to organizations for their initiatives assisting those with special needs.

The City of Indianapolis has continued with its home repair as a loan program. Homeowners seeking assistance from the City of Indianapolis must agree to a 30-year no interest, no payment lien on their property before receiving assistance. Loans are to be paid back from net sale proceeds when the property transfers ownership. The idea behind this change is to create a future funding resource when either funding is more limited or other initiatives in the community become a priority.

As of the end of 2016, the City of Indianapolis anticipates having a total of 2 active loans totaling repayment of \$75,000. In 2017, three additional projects will create a minimum repayment of \$575,000. These loans will be structured to be repaid over the course of the next five years. Staff has created internal processes to track and monitor future payments.

The City of Indianapolis will need to continue developing programs favorable lending programs and finding additional resources that can sustain and grow programming. The city will engage other cities guidance and expertise in their lending programs that may be valuable to Indianapolis communities.

The City of Indianapolis paid for a Ball State University Graduate Assistant to assist in planning and research for the Community Investments Division. The Graduate Assistant will be soliciting sub recipients and community organizations for feedback and future planning of federal funds to maximize impact and reduce any systematic burdens.

The City of Indianapolis is developing a tenant-based rental assistance program in conjunction with accessABILITY which will be used exclusively to serve households at or below 80% area median family

income with a household member who has a disability. As reported in the U.S. Department of Housing & Urban Development (HUD) report 2009 Worst Case Housing Needs of People with Disabilities, people with disabilities face additional burdens to finding safe and affordable housing compared to others with very low incomes. For example, people with disabilities report to HUD a high rate of being subjected to housing discrimination. In addition, people encounter a limited availability of affordable, accessible housing. The City's TBRA program will help address this housing need.

Additionally, the City of Indianapolis created preference for applications for CDBG and HOME funding for the construction or rehabilitation of single family houses that are visitable, with one zero-step entrance, doors with 32 inches of clear passage space, and one bathroom on the main floor that can be accessed in a wheelchair.

### **Actions planned to foster and maintain affordable housing**

A leading goal for the City of Indianapolis will be to close the gap on housing for households earning less than 30 percent of the area median income. Few housing units are available and affordable to this income bracket that it is essential to families living in poverty to have more housing options. The housing options must be closer to work, include transportation options and public amenities such as grocery stores, health care and schools.

Goals to work towards affordable housing include:

1. Support owner occupied repair/rehab through loans to persons earning less than 80 percent MFI.
2. Support the development of multi-family and/or single family rental housing with low-income housing tax credits that improve the quality of rental housing. Preference for HOME funds for LIHTC projects is given for projects that propose LIHTC housing in census tracts without an active LIHTC development of the same occupancy type: all ages (multifamily), senior (elderly), or supportive. Supportive housing only includes projects that are 100% supportive housing. Preference is also given for LIHTC projects that provide a minimum of seven units of permanent supportive housing.
3. Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance.
4. If selected by the Indiana Housing and Community Development Authority (IHCA), City staff will participate with a local permanent supportive housing development nonprofit in the 2017 Indiana Permanent Supportive Housing Institute. The Institute includes ten days of training on developing, operating, and managing permanent supportive housing.

In addition, a HUD approved homeowner counseling agency assists with pre-purchase education.

### **Actions planned to reduce lead-based paint hazards**

The City of Indianapolis utilizes Community Development Block Grant funding (CDBG) and HOME Investment Partnerships Program (HOME) funding to address lead paint hazards in the community.

Families can access CDBG funding through local organizations offering repair assistance. In addition, HOME funds are used to rehabilitate existing homes. Lead hazards will be reduced according to federal lead paint hazard regulations. As required, all homes built prior to 1978 will be assessed for lead. If lead is present in the home, the homeowners will be notified by the project sponsor and the lead hazard reduction work will vary based on the amount of CDBG/HOME invested. If less than \$5,000 of CDBG/HOME is invested, lead safe work practices will be used during rehabilitation. If \$5,000-\$25,000 of CDBG/HOME is invested, lead safe work practices and interim controls will be implemented. Finally, if more than \$25,000 of CDBG/HOME is invested, then lead abatement must be completed to permanently reduce lead hazards. In all cases, lead clearance must be performed by a certified risk assessor, certified lead based paint inspector or clearance technician before the rehabilitation project can be completed. In 2015, the City created a new Lead Based Paint Evaluation form for all project sponsors using CDBG and/HOME for rehabilitation. This new form provides step-by-step guidance for lead based paint compliance and was updated again in 2016 based on subrecipient feedback.

In hopes of creating more clarification for lead based paint requirements, City staff created a webinar for sub recipients to learn additional information and ask questions relating to regulations. The recording of the webinar is openly available to the public. City staff anticipate updating and repeating the webinar on an annual basis.

### **Actions planned to reduce the number of poverty-level families**

Tackling poverty is one of the most important factors in reducing social exclusion and improving the lives of our residents. Poverty leads to a cycle of hunger, housing challenges and crime in the community that is often difficult to break. This strategy is crucial for demonstrating the City of Indianapolis' commitment to tackling poverty.

Programs funded with CDBG and HOME funds provide homeowner and rental rehabilitation and repairs, new construction of rental and homeowner units and down payment assistance for income-eligible, first-time homebuyers. These activities, that produce and preserve affordable housing, are important in reducing the number of poverty-level families in the city. Using CDBG funding, city programs also support activities that provide, health care programs, education, job training for low income individuals, and economic development programs that require the creation of jobs.

The City of Indianapolis, in partnership with the business, neighborhood groups and local foundations, will strive for the goals and strategies below to help households stay out of poverty or become self-sufficient and elevate themselves from living in poverty.

- Promote economic empowerment by supporting Centers for Working Families.
- Create jobs through local incentives.
- Provide housing at a sustainable level for both developers and struggling families.
- Support quality pre-school education for very low income households unable to begin educational opportunities prior to children's ability to enter the public school system.

### **Actions planned to develop institutional structure**

The primary challenge for the City of Indianapolis is to reach the underserved people in the community, which is people with special needs, particularly those living with a disability or seniors. Many groups that serve the general population also serve persons with disabilities and seniors as part of their programs. However, the demand for services exceeds the level of services being provided.

Many of these organizations mentioned low funding levels as the reason for a shortage of services. Human capital reaching its maximum level was also another common thread among consultations. The City of Indianapolis and its partners will need to seek additional funding to for its initiatives assisting those with special needs. The City and its partners will be applying for the Homeless Youth Demonstration grant in 2016. If awarded, this funding will be available in 2017.

The City has continued with its home repair as a loan program. Homeowners seeking assistance from the City of Indianapolis must agree to a 30-year no interest, no payment lien on their property before receiving assistance. Loans are to be paid back from net sale proceeds when the property transfers ownership. The idea behind this change is to create a future funding resource when either funding is more limited or other initiatives in the community become a priority.

The City of Indianapolis created additional preference for applications that included leveraged sources within their project proposals. Those applicants showed the ability to find creative financing to limit the requirement of federal funds to sustain ongoing programs or construction projects.

The City of Indianapolis will need to continue developing programs favorable lending programs and finding additional resources that can sustain and grow programming.

The City of Indianapolis will also continue to offer CHDO Operating Supplement support to CHDOs awarded HOME funds in 2017.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Indianapolis Continuum of Care is the primary way housing providers and social service providers may connect. The group is open to the input from developers and service providers alike when it comes to the provision of affordable housing for those earning extremely low incomes.

The other method by which the City of Indianapolis encourages partnerships between public and private housing and social service agencies is through the project selection process. Projects with private and public partnerships and financial resources receive a preference for CDBG, HOME, ESG and HOPWA funding over those agencies working alone. Housing developments that connect residents to social services also receive a higher priority for funding. The financial pressure to partner has encouraged communication among housing and social service providers on a greater scale than in the past.

## **Discussion**

The Annual Action Plan will address many items as noted in the previous discussion points. However, as a recipient of HUD funds, City of Indianapolis certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The City is committed to ensuring fair housing choice for all residents within its jurisdiction.

The Analysis of Impediments to Fair Housing evaluated regulations as to zoning and planning regulations and their impact on housing. The Analysis of Impediments did not find any types of zoning that impose limits on housing, such as limits on vinyl siding or appearance of housing and its design. The study has found that the following impediments to fair housing choice exist within the City of Indianapolis:

- Discrimination found in Marion County is not blatant enough for a victim to recognize it other than through paired testing.
- The City of Indianapolis, Office of Equal Opportunity is not a Substantially Equivalent Organization, which prevents possible funding resources.
- The City of Indianapolis, among its departments, has not had the human capital able to affirmatively further fair housing in a meaningful way.
- The City of Indianapolis, Office of Equal Opportunity has found many of the complaints are filed because of tenant/landlord tensions and miscommunications, typically involving small landlords.
- REO owned properties in neighborhoods of color were more likely to be in disrepair than those in white comparison communities.
- Older housing stock is difficult for persons with disabilities to not only live in, but to visit.
- Persons with disabilities, require housing subsidies to afford housing in Indianapolis, yet many landlords in neighborhoods of high concentrations of white populations will not accept Housing Choice Vouchers.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction

The City of Indianapolis receives four different entitlement grants from HUD, the Community Development Block Grant (\$7,801,255 per year), the HOME Investment Partnerships Program Grant (\$2,971,800 per year), the Emergency Solutions Grant (\$739,279 per year) and the Housing Opportunities for Persons with HIV/AIDS (\$971,436 per year). These grants are known as CDBG, HOME, ESG and HOPWA, respectively. This section refers to program specific requirements that HUD requires all cities receiving CDBG, HOME and ESG to report.

Indianapolis selects projects for funding for through an open application process. Individuals seeking assistance through one of the programs can contact their neighborhood Community Development Corporation or service provider directly. Each agency serves households and/or individuals on a first come first service basis, although many of the service providers listed have waiting lists for most services offered. This process is the same for all projects, regardless of funding type.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>50,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

70.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will offer a Tenant Based-Rental Assistance program to a sub-recipient to directly offer rental subsidies to households with one or more persons with disabilities. This program will be offered to low-income families to obtain decent, safe, and sanitary housing in private accommodations that makes up the difference between what they can afford to pay and the approved rent for an adequate housing unit.

**Eligible activities:**

The TBRA program will offer rental assistance, security deposits and utility deposits only if provided with rental assistance or security deposits to households with one or more persons with disabilities. The rental unit must reside in the City of Indianapolis, but may be either publicly or privately owned. Type of housing (such as single-family, multi-family, duplex, garden style) is not limited. The sub-recipient will establish its own waiting list.

**Selection Criteria:**

Any household with one or more persons with disabilities who meets the below criteria is eligible through the City of Indianapolis' TBRA program:

- Ninety percent (90%) of all households receiving TBRA must have incomes at or below 60% AMI. Tenants must be low-income prior to signing their contract; income determination is valid for six months, and must be verified by the City annually.
- The household must not have been evicted within the past three years from Public or Indiana Housing, or a Section 8 Program because of drug-related criminal activity.
- The household must be U.S. citizens or have eligible immigration status.
- The household must not have been terminated from another assisted housing program from fraud within the last two years.

**Ineligible activities:**

The following are ineligible activities under the City of Indianapolis' TBRA program:

- Assisting a resident owner of a cooperative or mutual housing unit
- Providing funding to homeless persons for overnight or temporary shelter
- Duplicate existing rental assistance programs that already reduce rent payment to 30% of the tenant's income
- Utility deposit assistance is limited to electric, gas, water and trash.



### **Property Standards:**

Units to be occupied using HOME program funds will be inspected and verified by the rehabilitation specialist. The specialist will verify that the unit is in compliance with the applicable Indiana Residential Code, Indiana Building Code, HOME Program Property Standards, local codes, standards, and ordinances. Units will also be in compliance with Lead-Based Paint regulations (Part 35 Subpart M).

### **Lease Requirements:**

- The owner's lease must not contain prohibited lease provisions.
- The term between the tenant and owner must be for at least one year, unless mutually agreed upon.
- Subsidy contract with households cannot exceed two years.

### **Payment Standards:**

- The sub-recipient will follow the Section 8 payment standard. These standards are updated yearly.
- For rental assistance, the maximum HOME subsidy is capped at the payment standard less 30% of the household adjusted income. The Project Sponsor will use the HUD Exchange Calculator for determining the payment amounts
- The maximum amount of HOME funds that may be provided for the security deposit is the equivalent of two months of the payment standard.
- The security deposit may be a loan.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

#### **The Resale Provision**

This provision will be enforced when ownership of a HOME unit is sold with no HOME direct buyer subsidy provided to the purchaser. The resale provision ensures that a HOME property remains affordable to persons with incomes at or below 80 percent of the area median family income. Project Sponsors must have the homebuyer sign the Resale Acknowledgement Form prior to signing a contract to purchase the HOME-assisted unit. The prospective homebuyer signs as an

acknowledgment they understand the terms of the resale policy.

Project Sponsors will be required to initiate a declaration of covenants to enforce the terms of the resale provision. The Restrictive Covenant will specify:

- The length of the affordability period (based on the amount of HOME funds invested in the unit)
- That the home remains the Buyer's principal residence throughout the affordability period; and,
- The conditions and obligations of the owner, should the owner wish to sell before the end of the affordability period, including: The owner must contact the HOME Grant Manager in writing if intending to sell the home prior to the end of the affordability period. The subsequent purchaser must be low-income as defined by HUD and HOME (earns at or below 80 percent of the area median family income), and occupy the home as his/her new purchaser's primary residence for the remaining years of the affordability period. However, if the new purchaser receives direct assistance through a HOME funded program, the affordability period will re-set according to the amount of assistance provided. The sales price must be affordable to the subsequent purchasers; affordable is defined as limit the Principal, Interest, Taxes and Insurance (PITI) amount to no more than 30% of the purchaser's monthly income.
- The affordability period is terminated if any of the following occur: foreclosure, transfer in lieu of foreclosure or assignment of a FHA insured mortgage to HUD. The original housing developer may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability.

The City of Indianapolis will administer its resale provisions by ensuring that the owner receives a fair return on his/her investment and that the home will continue to be affordable to a specific range of incomes.

If the homeowner wants to sell the property during the period of affordability, he/she must contact the HOME Grant Manager and provide the following information: original HUD-1, current mortgage statement, and documentation of capital improvements. Fair return on investments means the total homeowner investment which includes the total cash contribution plus approved capital improvements credits as described below:

- Original Housing Price
- Using the Housing Price Index (HPI) Calculator of the Federal Housing Finance Agency
- Down Payment
- Easement
- Capital Improvements-see below
- Principal Paid

The City will allow up to 80% of the documented value of capital improvements. The list of allowable capital improvements is as follows: room addition, refurbishment/modernization of

kitchens or bathrooms, limited to built-in new appliances, cabinets, or flooring, additions of porches or decks, installation of central air conditioning or new heating equipment, major re-plumbing or upgrading or electrical service, landscaping, and sprinkler system.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Under the recapture guidelines, the City of Indianapolis will recapture up to the HOME investment of the unit if the net proceeds allow, all or a portion of the direct HOME subsidy if the HOME recipient decides to sell.

The sale of the property during the affordability period triggers repayment of any net proceeds (sale price minus loan repayments that are superior to HOME and any closing costs) up to the amount of direct HOME subsidy that the buyer received when he/she originally purchased the home. If there are no net proceeds or the net proceeds are insufficient to recapture the full amount of HOME investment due, the amount subject to will be limited to what is available from net proceeds.

1. The buyer subsidy is needed when a gap exists between what the buyer can afford and the value of the home plus closing costs. The buyer subsidy will be accounted for when the value of the home is reduced to make it affordable (Fair Market Value Reduction), closing costs are paid, down payment assistance is provided, or credit is provided to the buyer from the amount due to the seller at closing.
2. Project sponsors will be required to initiate a mortgage and promissory note in the amount of the HOME buyer subsidy with the City of Indianapolis, Department of Metropolitan Development as the mortgagor and the homebuyer as the mortgagee.
3. This loan will be a zero percent interest deferred payment loan and in most cases in second position. Loan documents will state that the full loan amount is due and payable from available net sale proceeds when the homeowner is no longer the principal resident of the house. Loan documents will specify that if ownership is transferred due to sale of the property during the period of affordability, payment shall be made to the City from available net sale proceeds. If the original buyer is in non-compliance at any time during the period of affordability, the full loan amount will be immediately due and payable to the City of Indianapolis.

4. The purchaser must occupy the property as their primary residency during the period of affordability.
  5. The homeowner may sell the property to any willing buyer at any price the market will bear.
- 
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Indianapolis will not use HOME funds to refinance existing debt secured by multifamily housing.

**For all HOME Sub-recipients:**

The HOME program defines sub-recipients as a public agency or nonprofit organization selected by the city to administer all or a portion of the City's HOME program. The City utilizes sub-recipients to administer two HOME programs: Down Payment Assistance (DPA) and Tenant Based Rental Assistance (TBRA). Any income-eligible applicant may be approved for either the DPA or TBRA program. Information for both program. Information for both programs will be made available through the sub-recipient agency as well as through the City resources.

**HOME Forms:**

The City of Indianapolis will provide forms to the subrecipients to ensure compliance with all HOME programing, including, but not limited to income qualification, subsidy analysis and mortgage and note initiation documents.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

See attached ESG Policies and Procedures.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

In the summer of 2016 the Continuum of Care began to establish a centralized or Coordinated Assessment System. The CoC was awarded a planning grant in the FY2015 NOFA to begin planning for the Indianapolis Coordinated Assessment system. A portion of this grant was used to hire Community Solutions, a local consulting firm, to facilitate coordinated assessment planning meetings, research best practices and bring forward recommendations for the Committee to consider for the Indianapolis system. The Coordinated Assessment Committee meets regularly to have a system in place in 2017. The Committee has selected the Coalition for Homelessness Intervention and Prevention (CHIP) as the Coordinated Assessment Lead Agency and identified the initial assessment tool. The CoC applied for a supportive service only grant in the FY2016 NOFA to implement the Coordinated Assessment System.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Each year the ESG application is released through a public meeting. The City informs the public of the application through various newspaper outlets and the City of Indianapolis website. Organizations are given a due date to return the application. Once returned, a group of Continuum of Care members, including a homeless or formerly homeless individual, evaluate the applications and make recommendations based on the application, prior performance and organizational capacity. The City allocates funding based on HUD priorities. This year preference was given to applications that chose prevention and rapid rehousing activities. These HUD priorities have been proven to be most cost effective in ending homelessness.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The ESG goals and priorities were developed in consultation with the Indianapolis Continuum of care (ICoC). The ICoC includes both homeless and formerly homeless individuals. In addition, ICoC members were asked to participate on the review committee for 2017 funding recommendations. There were five (5) members on the review committee for 2017, including one formerly homeless

member.

5. Describe performance standards for evaluating ESG.

The City of Indianapolis requires all awardees to complete performance goals prior to contracting. The City requires the organizations to submit quarterly reports documenting their progress towards meeting goals set forth in their contract. An example of a performance goal may be how many clients an organization helps increase income. In addition to performance measures, the City also monitors organizations individually. Each year organizations are evaluated on their performance and capacity through risk analyses. Those who score higher are considered at higher risk and a more in depth monitoring is conducted. If an organization is performing below expectations fails to follow the federal regulations the City requires them to remediate those findings.

**Discussion**

The City of Indianapolis will fund projects in 2017 that address the needs outlined in the Consolidated Plan. At least 70 percent of the funds allocated in fiscal year 2017 will help low and moderate-income households directly or indirectly from neighborhood infrastructure improvements. Projects that target extremely low-income households, those earning less than 30 percent of the area median income will receive higher priority for funding.

# ESG POLICIES AND PROCEDURES

## **Summary and Overview**

On May 20, 2009, the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 was passed into law, which amended and reauthorized the McKinney-Vento Homeless Assistance Act. The Emergency Solutions Grant (ESG) program is one of the primary McKinney-Vento Act programs affected by the HEARTH Act. HUD released interim regulations for ESG in December 2011. The final regulations have not been finalized, so HUD has instructed to utilize these regulations until the final is complete. Some of the primary changes include a change of name to Emergency Solutions Grant (formerly Emergency Shelter Grant), expansion of the definition of homelessness and chronic homelessness, a substantial increase and emphasis on prevention/rapid re-housing resources and greater focus on program performance.

The ESG Program is a categorical grant allocated according to population and other demographic factors to eligible jurisdictions nationwide. The City of Indianapolis is the designated recipient for ESG funds

As a result of HEARTH Act changes, The City of Indianapolis has created two separate ESG programs, the ESG Shelter Program and the ESG Rapid Re-housing program. The objectives of the Emergency Solutions Grant program is to assist in providing shelter and services for the homeless but also aid in the transition of this population to permanent housing.

The ESG program is designed as the first step in the continuum of assistance to prevent homelessness and to enable the homeless population to move steadily toward independent living. The Continuum of Care model is based on the understanding that homelessness is not caused by simply a lack of shelter, but involves a variety of underlying needs. The fundamental components of a Continuum of Care system are:

- ▯ Outreach and assessment to identify homeless person's needs;
- ▯ Immediate shelter as a safe, decent alternative to the streets;
- ▯ Transitional housing with appropriate supportive services;
- ▯ Permanent housing or permanent supportive housing for the disabled homeless.

## ***How is ESG Funding Allocated?***

If the recipient is a State, the recipient may use an amount consistent with the restrictions of the program activities (576.100 and § 576.108) to carry out administrative activities through its employees or procurement contracts. The recipient must sub grant the remaining funds in its fiscal year grant to:

- (1) Units of general purpose local government in the State, which may include metropolitan cities and urban counties that receive ESG funds directly from HUD; or
- (2) Private nonprofit organizations, provided that for emergency shelter activities the recipient obtains a certification of approval from the unit of general purpose local government for the geographic area in which those activities are to be carried out.

The City of Indianapolis receives a formula amount of ESG funding each year from the U.S. Department of Housing and Urban Development. In order to receive the funds, the City submits and obtains approval of a Consolidated Plan. The plan provides the framework for a process used by States to identify housing, homeless, community and economic development needs, and resources to develop a strategic plan to meet those needs. During this planning process, citizens have an opportunity to provide input and to help shape the community's priorities.

## **SECTION I: DESCRIPTION**

The purpose of the ESG is to provide homelessness prevention assistance to households who would otherwise become homeless—many due to the economic crisis—and to provide assistance to rapidly re-house persons who are homeless as defined by section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302). HUD expects that these



resources will be targeted and prioritized to serve households that are most in need of this temporary assistance and are most likely to achieve stable housing, whether subsidized or unsubsidized, outside of ESG after the program concludes.

The ESG is focused on housing for homeless and at-risk households. It provides temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless or would be homeless *but for* this assistance. The funds under this program are intended to target two populations of persons facing housing instability: 1) individuals and families who are currently in housing but are at imminent risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or assistance to move to another unit (prevention), and 2) individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it (rapid re-housing). There are five program components:

Street Outreach-

The ESG is not a mortgage assistance program. ESG funds are only eligible to help program participants—whether they are renters or homeowners about to become homeless—pay for utilities, moving costs, security deposits and rent in a new unit, storage fees, and other financial costs or services. ESG funds are not eligible to pay for any mortgage costs or legal or other fees associated with retaining a homeowners' housing.

Grant funds must be used for eligible activities as described in the HUD Notice. There are four categories of eligible activities for the ESG program: Housing Relocation and Stabilization with financial assistance and services, Rental Assistance, HMIS/Data collection and evaluation, and Administrative costs.

These eligible activities are intentionally focused on housing— either financial assistance to help pay for housing, or services designed to keep people in housing or to find housing. Generally, the intent of ESG assistance is to rapidly transition program participants to stability, either through their own means or through public assistance, as appropriate. ESG assistance is not intended to provide long-term support for program participants, nor will it be able to address all of the financial and supportive services needs of households that affect housing stability. Assistance should be focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping them develop a plan for preventing future housing instability.

All households receiving any form of ESG assistance are to have case management and complete an Initial Assessment. Monthly case management follow-up is required to assure that the household remains housed and is addressing barriers that led to the housing crisis. Individuals with apparent or diagnosed disabilities, e.g. serious mental illness or co-occurring disorders should be served from emergency through stability by separate service providers who will engage with these individuals, provide case management, and oversee support services with a goal of permanent housing and an adequate support network. The development of an individualized Housing Case Plan is an integral part of the Indiana program. Individuals and families served in this initiative will be those who have the most likelihood of becoming stabilized and who would otherwise tend to use the largest percentage of emergency shelter and other emergency resources.

## SECTION II: DEFINITIONS, REFERENCE RESOURCES

**Certification** means a written assertion, based on supporting evidence that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

**Consolidated Plan** means the plan prepared in accordance with 24 CFR Part 91.

**Recipient** means the legal entity to which HUD awards an ESG grant and which is accountable for the use of the funds provided. (The City of Indianapolis is recipient for ESG funds).

**HMIS** means Homeless Management Information System.

**HUD** means the U.S. Department of Housing and Urban Development.

**Private non-profit organization** means an organization described in 26 U.S.C. 501(c) that is exempt from taxation under subtitle A of the Internal Revenue Code, has an accounting system and a voluntary board, and practices nondiscrimination in the provision of assistance.

**Program participant** means an individual or family with or without children that is provided ESG financial assistance or housing relocation and stabilization services through a rapid re-housing or prevention program. In this manual, the term "household" refers to individuals or families.

**State** means the State of Indiana.

**Sub-recipient** means any private non-profit organization or unit of general local government to which a sub recipient provides funds to carry out the eligible activities under the grant and which is accountable to the sub recipient for the use of the funds provided. The terms "sub-recipient" and "sub recipient" shall be synonymous for the purposes of this manual.

### SECTION III: ELIGIBILITY CRITERIA

#### **ESG Rapid Rehousing Eligibility Criteria:**

**Rapid Re-Housing Assistance** may be provided to individuals and families that are homeless under Category 1 or Category 4 of the homeless definition.

#### **Rapid Re-housing (576.104):**

ESG funds may be used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing. This assistance, referred to as rapid re-housing assistance, may be provided to program participants who meet the criteria:

*Homeless* means: Category 1 or 4 of the homeless definition:

Category 1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low income individuals); or (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation **immediately** before entering that institution;

Category 4) Any individual or family who:

- (i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;

- (ii) Has no other residence; and
- (iii) Lacks the resources or support networks, e.g., family, friends, faith based or other social networks, to obtain other permanent housing.

They also have to be literally homeless (see category 1) See HUD Document: Rapid Rehousing: ESG vs CoC page

### **Documentation Requirements:**

#### **Category 1:**

A signed and dated general certification from an outreach worker verifying that the services are going to homeless persons, and indicates where the persons served reside.

Staff should provide written information obtained from third party regarding the participant's whereabouts, and, then sign and date the statement. Written referral from the agency.

Written verification from the institution's staff that the participant has been residing in the institution for less than 90 days; and information on the previous living situation as being homeless in shelter or streets.

Written verification if available. Self-report is acceptable. Utilize the area on the form for person to self-declare and then sign and date.

#### **Category 4:**

Acceptable Evidence for Individuals Fleeing Domestic Violence:

Oral statement by the individual or head of household seeking assistance, that is certified by the individual or head of household; and where the safety of the household is not in jeopardy:

Written observation by intake worker; or

Written referral by a housing or service provider, social worker, or other organization from whom the household has sought assistance for domestic violence.

If the individual or family is being admitted to a domestic violence shelter or is receiving services from a victim service provider, the oral statement need only be documented by a certification of the individual or head of household, or by the intake worker.

The purpose of ESG funds for rapid re-housing is to assist eligible program participants to quickly obtain and sustain stable housing. Therefore, sub-recipients providing assistance will utilize a process to assess, for all potential program participants, their level of service need, other resources available to them, and the appropriateness of their participation in the rapid re-housing assistance portion of ESG.

Program participants who require longer-term housing assistance and services should be directed to programs that can provide the requisite services and financial assistance. In such cases, the ESG may serve as a "bridge" to permanent supportive housing if the housing program has been identified, and is identified as homeless and disabled at time that Rapid Rehousing assistance began.

There is no income threshold to be met with at intake with Rapid Rehousing. Only that they are homeless under these categories.

### **ESG Homeless Prevention Eligibility Criteria:**

## **Homelessness Prevention (576.103):**

Is targeted to individuals and families at risk of homelessness; specifically, this includes those that meet the criteria under the "at risk of homelessness" definition or as well as those who meet the criteria in categories (2), (3), and (4) of the "homeless" definition **AND** have an annual income below **30 percent of family median income for the area**.

**Category 2:** Individual or family, who will imminently lose their primary nighttime residence, provided that:

- 1) Residence will be lost within 14 days of the date of application for homeless assistance;
- 2) No subsequent residence has been identified; AND
- 3) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;

**These may include: At Risk of Homelessness:**

- a) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
- b) Is living in the home of another because of economic hardship; OR
- c) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
- d) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
- e) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
- f) Is exiting a publicly funded institution or system of care; OR
- g) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan

**Category 3)** Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- (i) Are defined as homeless under another federal definition. (Such as: section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)) or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a); **AND**
- (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance
- (iii) Have experienced persistent instability as measured by two moves or more during in the preceding 60 days; AND
- (iv) Can be expected to continue in such status for an extended period of time due to special needs or barriers. Has one or more of the following chronic disabilities:
  - chronic physical or
  - mental health conditions
  - substance addiction histories of domestic violence or childhood abuse
  - child with a disability
  - two or more barriers to employment, which include: lack of a high school degree or GED, illiteracy, low English proficiency,
  - history of incarceration or detention for criminal activity, history of unstable employment

**Category 4)** Any individual or family who:

- (i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- (ii) Has no other residence; **and**
- (iii) Lacks the resources or support networks, e.g., family, friends, faith based or other social networks, to obtain other permanent housing.

**And with these possible housing risk criteria, the family median household income must be at 30% or lower median income to qualify for HP funds.**

#### **Documentation Requirements:**

##### **Category 2:**

At least one of the following stating that the household must leave within 14 days:

A court order resulting from an eviction notice or equivalent notice, or a formal eviction notice;

For individuals in hotels or motels that they are paying for, evidence that the individual or family lacks the necessary financial resources to stay for more than 14 days; or

An oral statement by the individual or head of household stating that the owner or renter of the residence will not allow them to stay for more than 14 days.

The intake worker must verify the statement either through contact with the owner or renter, or documentation of due diligence in attempting to obtain such a statement.

Certification by the individual or head of household that no subsequent residence has been identified.

Self-certification or other written documentation that the individual or head of household lacks the financial resources and support networks to obtain other housing.

##### **Category 3:**

A nonprofit, state, or local government entity that administers the other federal statute must certify that household qualifies as homeless under that statute's definition.

To document that the individual has not had a lease, occupancy agreement, or ownership interest in housing in the last 60 days, certification by the individual or head of household, written observation by an outreach worker, or referral by a provider.

To document that the individual or family has moved two times in the past 60 days, a certification from the individual and supporting documentation, including records or statements from each owner or renter of housing, shelter or housing provider, or social worker, case worker, or appropriate official of an institution where the individual or family resided. Where these statements are unobtainable, the intake worker should include a written record of his or her due diligence in attempting to obtain them.

Evidence of barriers includes: Written diagnosis from a licensed professional, employment records, department of corrections records, literacy, and English proficiency tests.

For disability, any of the above, written verification from the Social Security Administration (or a disability check receipt), or observation of the intake worker of disability, which must be confirmed within 45 days by an appropriate professional.

#### **Category 4:**

Acceptable Evidence for Individuals Fleeing Domestic Violence:

Oral statement by the individual or head of household seeking assistance, that is certified by the individual or head of household; and Where the safety of the household is not in jeopardy:

#### **At Risk of Homelessness**

##### **Category 1 Individuals and Families:**

Written observation by intake worker; or

Written referral by a housing or service provider, social worker, or other organization from whom the household has sought assistance for domestic violence.

If the individual or family is being admitted to a domestic violence shelter or is receiving services from a victim service provider, the oral statement need only be documented by a certification of the individual or head of household, or by the intake worker.

It can be more challenging to identify persons who are housed but who have a very high risk of becoming homeless. There are many people who are housed and have great need but would not become homeless if they did not receive assistance. Sub-recipients are encouraged to target prevention assistance to those individuals and families at the greatest risk of becoming homeless.

The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing. Homelessness prevention must be provided in accordance with the housing relocation and stabilization services requirements in 576.105, the short-term and medium-term rental assistance requirements in 576.106, and the written standards and procedures established under 576.400.

HUD requires sub-recipients to evaluate and certify the **eligibility of program participants at least once every 3 months for all persons receiving medium-term rental assistance or other ESG assistance**. Similarly, sub-recipients should carefully assess a household's need and appropriateness for ESG assistance. If the household needs more intensive supportive services or long-term assistance than the sub-recipient can provide, or if a household is not at risk of imminent homelessness, sub-recipients must work to link them to other appropriate available resources.

## **SECTION IV: HOUSING RELOCATION & STABILITATION SERVICES**

### **1. Housing Relocation & Stabilization: Financial Assistance**

Financial assistance is limited to the following activities:

**Rental application fees:** ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants

**Security deposits:** ESG funds may pay for a security deposit that is equal to no more than 2 months' rent.

In contrast to the requirements regarding rental assistance payments, security and utility deposits covering the same period of time in which assistance is being provided through another housing subsidy program are eligible, as long as they cover separate cost types. One example of this would be providing a security deposit for a participant receiving a HUD VA Supportive Housing (VASH) voucher, which provides rental assistance and services.

**Last month's rent.** If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.

**Utility deposits:** ESG funds may pay for a standard utility deposit required by the utility for all customers for the utilities listed under the utility payment section.

**Utility payments:** *Utility payments.* ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service a partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.

**Moving cost assistance:** ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance for services (housing search & placement and/or case management) and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.

## **2. Housing Relocation & Stabilization: Service Costs**

Subject to the general restrictions under the homeless definitions of homeless prevention and rapid rehousing, 576.103 and 576.104, ESG funds may be used to pay the costs of providing the following services:

### **a. Housing Search and Placement**

ESG funds may be used for services or activities designed to assist individuals or families in locating, obtaining, and retaining suitable permanent housing include the following:

- 1) Assessment of housing barriers, needs, and preferences;
- 2) Development of an action plan for locating housing;
- 3) Housing search;
- 4) Outreach to and negotiation with owners;
- 5) Assistance with submitting rental applications and understanding leases;
- 6) Assessment of housing for compliance with Emergency Solutions Grant (ESG) requirements for habitability, lead-based paint, and rent reasonableness;
- 7) Assistance with obtaining utilities and making moving arrangements
- 8) Tenant counseling.

### **b. Housing Stability Case Management**

ESG funds may be used to pay cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program

participant in overcoming immediate barriers to obtaining housing. This assistance cannot exceed 30 days during the period the program participant is seeking permanent housing and cannot exceed 24 months during the period the in permanent housing. Component services and activities consist of:

- 1) Using the centralized or coordinated assessment system as required under § 576.400(d), to evaluate individuals and families applying for or receiving homelessness prevention or rapid re-housing assistance;
- 2) Conducting the initial evaluation required under § 576.401(a), including verifying and documenting eligibility, for individuals and families applying for homelessness prevention or rapid rehousing assistance;
- 3) Counseling;
- 4) Developing, securing, and coordinating services and obtaining Federal, State, and local benefits;
- 5) Monitoring and evaluating program participant progress;
- 6) Providing information and referrals to other providers;
- 7) Developing an individualized housing and service plan, including planning a path to permanent housing stability; and
- 8) Conducting re-evaluations required under § 576.401(b).

**c. Mediation:**

ESG funds may pay for mediation between the program participant and the owner or person(s) with whom the program participant is living, provided that the mediation is necessary to prevent the program participant from losing permanent housing in which the program participant currently resides.

**d. Legal Services:**

ESG funds may pay for legal services, as set forth in § 576.102(a)(1)(vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides.

**e. Credit Repair:**

ESG funds may pay for credit counseling and other services necessary to assist program participants with critical skills related to household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems. This assistance does not include the payment or modification of a debt.

**3. Maximum Amounts and Periods of Assistance:**

The recipient may set a maximum dollar amount that a program participant may receive for each type of financial assistance under financial assistance (1) of this section. The recipient may also set a maximum period for which a program participant may receive any of the types of assistance or services under this section. However, except for housing stability case management, the total period for which any program participant may receive the services under service costs paragraph (2) of this section **must not exceed 24 months during any 3-year period**. The limits on the assistance under this section apply to the total assistance an individual receives, either as an individual or as part of a family.

**4. Use of Other Subsidies:**

Financial assistance under paragraph (a) of this section cannot be provided to a program participant who is receiving the same type of assistance through other public sources or to a program participant who has been provided with replacement housing payments under the URA, during the period of time covered by the URA payments.

**SECTION V RENTAL ASSISTANCE**



A) General Provisions subject to the general conditions under homeless prevention and rapid rehousing (576.103 and § 576.104), the recipient or sub recipient may provide a program participant with up to 24 months of rental assistance during any 3-year period. This assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of this assistance.

(1) Short-term rental assistance is assistance for up to 3 months of rent.

(2) Medium-term rental assistance is assistance for more than 3 months but not more than 24 months of rent.

(3) Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.

(4) Rental assistance may be tenant based or project-based

(C) *Use with other subsidies.* Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources. Rental assistance may not be provided to a program participant who has been provided with replacement housing payments under the URA during the period of time covered by the URA payments.

D) *Rent Restrictions.* Rental assistance cannot be provided if it exceeds the Fair Market Rent established by HUD, as provided under 24 CFR part 888, and complies with HUD's standard of rent reasonableness, as established under 24CFR 982.507.

**Rent must meet rent reasonableness standards and CANNOT EXCEED HUD's published FMRs for the area. In some communities, the reasonable rent for a specific unit may be lower than the FMR that has been established for the community.**

**NOTE: The rent for the unit assisted with ESG funds must not exceed the lesser of the FMR or the rent reasonableness standard.**

For purposes of calculating rent under this section, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public housing authority for the area in which the housing is located.

E) *Rental assistance agreement.* The sub recipient can make rental assistance payments only to an owner with whom the sub recipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the sub recipient a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.

F) *Late payments.* The sub recipient must make timely payments to each owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The sub recipient is solely responsible for paying late payment penalties that it incurs with non-ESG funds.

G) *Lease.* Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks.

H) *Tenant-based rental assistance.*

- 1) A program participant who receives tenant-based rental assistance may select a housing unit in which to live and may move to another unit or building and continue to receive rental assistance, as long as the program participant continues to meet the program requirements.
- 2) The recipient may require that all program participants live within a particular area for the period in which the rental assistance is provided.
- 3) The rental assistance agreement with the owner must terminate and no further rental assistance payments under that agreement may be made if:
  - i) The program participant moves out of the housing unit for which the program participant has a lease;
  - ii) The lease terminates and is not renewed; or
  - iii) The program participant becomes ineligible to receive ESG rental assistance.

Rental assistance payments cannot be made on behalf of eligible individuals or families for the same period of time and for the same cost types that are being provided through another federal, state or local housing subsidy program.

#### **Ineligible and Prohibited Activities:**

The intent of ESG is to provide funding for housing expenses to persons who are homeless or who would be homeless if not for this assistance. Therefore, financial assistance or services to pay for expenses that are available through other programs, including child care and employment training, are not eligible. Case managers should work to link program participants to these other resources.

Financial assistance may not be used to pay for any mortgage costs or costs needed by homeowners to assist with any fees, taxes, or other costs of refinancing a mortgage to make it affordable. This prohibition extends to land contracts and "rent to own" situations in which the householder has a legal interest in the property.

#### **Lead and HQS Requirements**

All clients must have the HPRP Lead Screening worksheet in each client file. This worksheet will help guide grantees through the lead based paint inspection process to ensure compliance with the rule. All sub-recipients must have a person who is certified in the visual assessment training and a certificate will need to be on file for that person. Lead disclosures must be given to each client and will need to be in the client file.

#### **HQS Housing Inspections**

Housing inspections will need to be performed before a client moves into a unit. The housing inspection will need to be dated and signed and a part of each client file. An inspection should also be done annually. Each inspection should be dated and added to the client file.

#### **ESG funds may not be used to pay for any of the following items:**

construction or rehabilitation;  
credit card bills or other consumer debt;  
car repair or other transportation costs;  
travel costs;  
food;  
medical or dental care and medicines;  
clothing and grooming;  
home furnishings;  
pet care;  
entertainment activities;  
work or education related materials;  
and cash assistance to program participants.

Programs may not charge fees to ESG program participants. Any ESG funds used to support program participants must be issued directly to the appropriate third party, such as the landlord or utility company, and in no case are funds eligible to be issued directly to program participants.

If funds are found to be used for ineligible activities as determined by HUD, the sub recipient and/or sub-recipients will be required to reimburse HUD.

Sub recipients and sub-recipients must not make payments directly to program participants, but only to third parties, such as landlords or utility companies.

In addition, an assisted property may not be owned by the sub recipient, sub-recipient or the parent, subsidiary or affiliated organization of the sub-recipient.

ESG funds may not be used to move an individual or family into a transitional housing program, nor may the funds be used to assist persons while residing in a transitional housing program.

## **SECTION VI: HMIS COMPONENT DATA COLLECTION & EVALUATION**

The Homeless Management Information System ("HMIS") is a secure, confidential electronic data collection system used to determine the nature and extent of homelessness. **The sub recipient is required to enter data into HMIS on a regular and consistent basis**, which is defined as data entry within **two weeks from the time of intake and discharge**. The city will regularly monitor HMIS usage to verify consistent data entry for applicable shelters.

Data must be entered for the ESG funded programs serving homeless individuals and families. The data required for entry into HMIS includes the following data elements: Name, Social Security Number, Date of Birth, Ethnicity, Race, Gender, Veteran Status, Disabling Condition, Residence Prior to Program Entry, Zip Code, Length of Stay at Previous Residence and Homeless Cause. While domestic violence shelters are exempt from the HMIS requirement, they are required to maintain records of the above mentioned data elements in a separate, confidential system. Domestic violence shelters and DV transitional housing programs must collect client-level data in a comparable database, which collects all of the HMIS universal data elements listed in this paragraph and generates unduplicated aggregate reports. The HMIS system is used to report to HUD on an annual basis and to aid in local and statewide policy and planning.

### **Failure to enter data on a regular and consistent basis may result in the termination of the ESG agreement.**

Each sub-recipient will be provided with the necessary tools and training for entering participant data into HMIS on a weekly basis. Sub-recipients also will be required to submit monthly and annual reports with information about the number of participants served, the kinds of services provided, and the amount of money spent on each kind of services.

All sub-recipients will be required to meet the following minimum standards for HMIS/ESG data collection and reporting;

Sub-recipients must enter into a HMIS/ESG Agency Participation Agreement and attend User training if they have not already attended.

All sub-recipient staff that participates in ESG eligible activities must have regular and convenient access to a computer with a high speed Internet connection.

All sub-recipient staff that participates in ESG eligible activities must have a unique assigned user name and password that they can access regularly during work hours. Each such user must sign a Code of Ethics statement prior to receipt of their log in and password.

## **SECTION VII PROCEDURE & PROGRAM REQUIREMENTS**

## **Requirements for All ESG RR & HP Program Participants**

*Coordination with other targeted homeless services.* The recipient and its sub recipients must coordinate and integrate, to the maximum extent practicable, ESG-funded activities with other programs targeted to homeless people in the area covered by the Continuum of Care or area over which the services are coordinated to provide a strategic, community-wide system to prevent and end homelessness for that area. These programs include: Permanent Supportive Housing Programs, HUD VASH programs, Education for Homeless Children, Health Care, Domestic Violence agencies, Health Care for Homeless Veterans, Youth and Runaway programs, etc.

*System and program coordination with mainstream resources.* The recipient and its sub recipients must coordinate and integrate, to the maximum extent practicable, ESG funded activities with mainstream housing, health, social services, employment, education, and youth programs for which families and individuals at risk of homelessness and homeless individuals and families may be eligible. Sub-recipient staff will actively visit and/or contact homeless shelters and any other known areas where individuals who meet program eligibility requirements may be found in the community with a goal of engagement and admittance to the Program. Sub-recipient staff will work closely with community agencies to build collaborative relationships and to become familiar with how to access available services for participants efficiently and effectively. Further, sub-recipient staff will be responsible for developing a matrix of available resources in their community to use as a tool in directing participants to the appropriate agencies in order to prioritize and access services they need.

### **Program Criteria Eligibility Assessment for RR and HP**

***Eligibility Intake Criteria:*** The sub recipient must conduct an initial evaluation to determine the eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing. Sub-recipient staff will conduct an initial intake interview with participants using a standardized assessment to verify program eligibility and assess the type of housing the participant may need.

- *For Rapid Rehousing: Utilize Homeless Documentation Form*

- *For Homeless Prevention: Utilize Homeless Prevention Documentation Form & Income Standard*

***See Documentation Requirements under Section III:***

### **Coordinated Access Assessment:**

*Coordinated Access Assessment.* HUD has required that all Continuum of Care have a Coordinated Access Assessment that all projects and agencies who serve homeless persons to utilize as the first step into the system. This is to be utilized by all types of programs that would include: Safe Havens, Day Shelters, Emergency Shelters, Transitional Housing, Permanent Housing like Rapid Rehousing, ESG Homeless Prevention and Permanent Supportive Housing and Shelter Plus Care Programs Legacy projects.

Once the Continuum of Care has developed a coordinated assessment every ESG funded program or project within the Continuum of Care's area must use that assessment system. The sub recipient must work with the Continuum of Care to ensure the screening, assessment and referral of program participants are consistent with the written standards required.

### **Rent Reasonableness**

Sub-recipients must ensure that ESG funds used for rental assistance do not exceed the actual rental cost, which must be in compliance with HUD's standard of "rent reasonableness." "Rent reasonableness" means that the total rent charged for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private unassisted market and must not be in excess of rents being charged by the owner during the same time period for comparable non-luxury unassisted units.

**Fair Market Rent:** The unit must be at or below Fair Market Rent. Utilize the HUD Fair Market Rent website: <http://www.huduser.org/portal/datasets/fmr.html>

### **Utility payments:**

ESG funds may be used for up to 24 months of utility payments per program participant, including 6 months of utility payments in arrears, per service. A partial payment of utility bill counts as one month. Utility payments must not be paid in situations where the standard practice of the landlord is to include utility costs in the rent. See Section IV for more information on the requirements.

Sub-recipients must obtain proof that a participant or a household member has a utility account in his/her name or proof of responsibility to make utility payments such as cancelled checks or receipts in his/her name from a utility company before utility payments are approved and released on behalf of the participant. Copies of the proof of responsibility should be obtained and maintained in the participant file. Utility payments may co-occur with rental assistance when the lease does not include utilities.

Once a unit is determined to meet the FMR and rent reasonableness requirements, ESG funds may be **used to pay for the actual utility costs**. The utility allowance calculation is only used to determine whether the unit meets the FMR standard.

### **Re-evaluations for homelessness prevention and rapid re-housing assistance.**

**(1) Homeless Prevention:** The sub recipient must **re-evaluate the program participant's eligibility** and the types and amounts of assistance the program participant needs not less than **once every 3 months for program participants receiving homelessness prevention assistance**.

- i) The program participant does not have an annual income that exceeds 30 percent of median family income for the area, as determined by HUD; and
- ii) The program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance.

**Rapid Re-housing assistance, it should be re-evaluated annually.** At a minimum, each re-evaluation of eligibility must establish that:

▮ If during case management, there is information provided that they have increased their income, prior to the 1 year, they are not discharged from program due to increase of income. They can continue to stay on program. Recommend annual reevaluations as intended by HUD for Rapid Rehousing

▮ **If client loses income suddenly, reevaluate income again for their 30% adjusted gross income share.**

**(2)** The sub recipient may require each program participant receiving homelessness prevention to notify the recipient or sub recipient regarding changes in the program participant's income or other circumstances (e.g., changes in household composition) that affect the program participant's need for assistance under ESG. When notified of a relevant change, the recipient or sub recipient must re-evaluate the program participant's eligibility and the amount and types of assistance the program participant needs.

### **Housing Stability Case Management:**

1) While providing homelessness prevention or rapid rehousing assistance to a program participant, the sub recipient must:

(i) The sub recipient is required to provide and the participant is required to meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability; and

(ii) Develop a plan to assist the program participant to retain permanent housing after the ESG assistance ends, taking into account all relevant considerations, such as the program participant's current or expected income and expenses; other public or private assistance for which the program participant will be eligible and likely to receive; and the relative affordability of available housing in the area.

(iii) Utilize HMIS as a guide for the participant's goals within their housing plan

### **Housing Plan:**

The ESG program uses standardized Housing Case Management Plans. There are two basic forms of the Plan. The Homeless Prevention Phase Plan is intended for households which receive prevention assistance in an effort to maintain their present housing. The Rapid Re-Housing Phase Plan is aimed at households who already experiencing homelessness.

The Housing Plan must be completed and placed in the participant file. The Housing Plan Form is embedded in HMIS as a template under "case notes." The Plan is a tool that will be used to assess and develop a strategy to achieve participant stability within the timeframe established by program regulations.

Additionally, the Plan must be used to actively assist participants in meeting established outcomes based upon individual participant need. The Plan should be referenced, revised and updated regularly throughout a participant's participation in the program. Either plan may address short term or intermediate term (up to 12 months) goals which are directly tied to the household's ability to recover and/or maintain housing stability.

All goals are to be written in observable and concrete terms, e.g.

"Will increase household income-- through part-time employment of spouse" or;

"Will obtain access to transportation – by relocating to apartment close to bus route" – with the first portion the goal and the remainder an example of an objective.

All goal statements should include specific objectives, which may be understood as "way points" in reaching the goal.

Typically, objectives may be added to the Housing Plan as the participant achieves each "step" but it is also allowable for the case manager and the participant to outline all the objectives when formulating a goal. This can give a participant a "road map" to follow in achieving a mutually agreed upon goal. Goals are not realistic unless they are understood by and accepted by the ESG participant. Interventions are services or direct assistance that will facilitate the participant in reaching the goal.

**Form: ESG Housing Plan: Prevention: embedded in HMIS as a template under "case notes".**

**Form: ESG Housing Plan: Rapid Re-Housing: embedded in HMIS as a template under "case notes".**

### **A. Rapid Rehousing Program Requirements ONLY:**

#### **Income/Rent Calculation Form.**

□ All supported leases must contain the required elements: including a term of at least one year, designation of eligible household members and description of included utilities.

### **B. Homeless Prevention Program Requirements ONLY**

**Income Eligibility Requirement:** A participant must be at or below 30% of Area Median Income (AMI) as defined in the U.S. Department of Housing and Urban Development's (HUD). Sub recipients will complete income verification forms and

submit appropriate income sources for 3rd party verification. Completed income verifications should be placed in the participant file.

ESG Homeless Prevention Activity will offer rental assistance at 3 month intervals with income updates at the 3 month period where the participant's annual income **must be below 30% median family income to be eligible for next 3 months** of assistance.

### **Match Requirement:**

The recipient must make matching contributions to supplement the recipient's ESG program in an amount that equals the amount of the ESG funds provided by HUD. This is done through the sub-recipient of the grant funds.

Matching Contributions may be obtained from any source including any Federal source other than ESG program, as well as state, local and private sources. However the sub-recipient must ensure that the laws governing any funds to be used as matching contributions do not prohibit those funds from being used as match. If ESG funds are used to satisfy the matching requirements of another Federal program, then the funding from that program may not be used to satisfy the matching requirements under this section.

The sub recipient must be able to track match submitted in the commitment letters. They must be able to produce the match documentation upon request by HUD or by the City of Indianapolis. Each sub-recipient is responsible for implementing a process for tracking match for their grant.

### **Monitoring**

**At least once every three years, the City will conduct an on-site monitoring visit based on an annual risk analysis to verify compliance with all federal regulations and City policies. Additional visits may be made, as deemed necessary by the grants management staff.**

#### **A. Preparation**

1. The Project Sponsor will be notified, in writing, prior to the monitoring visit. This notification will include potential dates and times of the visit, and a list of documents to be reviewed. These documents should be readily available at the monitoring visit.
2. An interview during the site visit with the Project Sponsor's Executive Director is required. Any additional staff (i.e., financial staff, etc.) that will need to be present for the visit should also plan to be available during the designated time.

#### **B. On-Site Visit**

1. An initial and exit interview will be held with the Executive Director of the Program. The Project Staff will ask a series of questions relating to the capacity of the organization, program effectiveness, contractual compliance and any recent changes that the organization has undergone. The Project Staff will also describe the review process that will occur throughout the remainder of the visit to verify that all required data/files are accessible.

2. Using the guidelines established in the monitoring form, the Project Staff will review the client files thoroughly, noting any missing/incomplete information. Client eligibility and other requirements will be verified to demonstrate compliance with federal regulations. This will include the Rent Reasonableness Checklist.
3. Claims will be reviewed to verify that the organization is maintaining appropriate and sufficient records. Specifically, the City reserves the right to assess any financial back-up documentation for these claims to determine whether unnecessary or unreasonable expenditures occurred.

### **CFR 200 Audit**

**(a) Audit required.** A non-Federal entity that expends \$750,000 or more during the non-Federal entity's fiscal year in Federal awards must have a single or program-specific audit conducted for that year in accordance with the provisions of this part. The City will collect the CFR200 Audit Form during the time contracts are being processed. No contract will be given out unless that form is received. The form helps us track who is eligible for this audit and who is not. Per regulation 2 CFR 200.512 the audit must be submitted to the City of Indianapolis within the earlier of 30 days after receipt of the auditor's report or nine months after the end of the audit period. If the due date falls on a Saturday, Sunday or Federal Holiday the audit is due the next business day. If an audit finding is discovered when the financial audit is collected for those required, then the city will require they correct those findings within 30 days of our discovery.



NRSA

**NRSA Narratives:**

***East:***

Is the geographic area of the NRSA fully described?

The EAST target area is just east of downtown. The borders are Brookside Parkway on the North; Sherman, East 10<sup>th</sup> Street, Emerson and Linwood on the East; Prospect and South Woodlawn on the South; Interstate 65/70, North Hamilton, North Tecumseh and East 10<sup>th</sup> on the West.

Is the geographic area contiguous?

The EAST Target area is comprised of 10 census tracts and 31 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
352600	4	355100	1
352600	5	355100	2
352600	3	355300	2
352600	1	355400	3
352700	2	355400	1
354700	2	355400	2
354700	1	355600	1
354800	3	355700	1
354800	1	355700	2
354800	2	355700	3
354900	2	355900	2
354900	1	355900	4
355000	1	355900	1
355000	3	355900	3
355000	2	360900	5
355100	3		

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Seventy-eight (78.9) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- ☒ 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- ☐ The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- ☐ 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with local Community Development Corporations and public service provider agencies on a daily basis to provide its program. This target area was selected based on programs already serving a severely stressed area and the coordination among service providers to provide a holistic approach to community development.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 32,452, roughly 3.7 percent of the total Marion County population. Residents identifying themselves as African Americans make up 25.3 percent of the population in this target area and residents identifying themselves as Hispanic make up 37.7 percent of the population in this target area. Residents identifying themselves as White make up 23.7 percent of the population. Other racial minorities make up 13.3 percent of the population.

Nearly half of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. One third of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a high rate of poverty in this target area with 37.5 percent living below the federal poverty level of \$15,730 for a household of two people. The average household size in the area is 2.6 people. Seventy-eight (78.9) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. This means nearly 79 percent of the community can qualify for HUD funded programs and services.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Nineteen (19.8) percent of the population does not have a high school diploma or the equivalent. Forty-one (41.2) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The EAST target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- John H. Boner Community Center: public services, case management, community coordination
- Englewood CDC – corridor development, affordable housing and economic development
- Indianapolis Neighborhood Housing Partnership – on-site home buyer counseling and down payment assistance
- NEAR – affordable housing and community coordinator

The EAST target area is home to public and private schools, local parks and the former Legacy Project, a neighborhood-wide redevelopment initiative surrounding the 2012 Super Bowl. The area has made significant strides with the St. Clair Place housing development, the Chase Legacy Center and the expansion of the John H. Boner Community Center.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- Perceptions of neighborhood when trying to get commercial businesses to locate into the area
- High number of abandoned buildings that are substandard – would require significant amounts of funding to repair or demolish and replace
- Crumbling infrastructure – high need for street resurfacing and sidewalks
- Sidewalks in many areas are not accessible to persons with disabilities

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?

The following goals will be addressed within the EAST target area.

**Goal:** Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

**Goal:** Support business expansion and new businesses by job creation activities– aid at least four businesses to create 10 new full time equivalent jobs over five years.

Goal	2017 Project	2017 Source	2017 Funding
Job Training	CAFÉ CC	CDBG	\$15,000
Youth Employment	John Boner Center CC	CDBG	\$15,000

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the EAST target area in 2017.

Goal	2017 Project	2017 Source	2017 Funding
Development of Multi-Family Housing	Partners in Housing – Linwood Manor	HOME	\$325,000
Neighborhood Revitalization by a CBDO	NEAR	HOME	\$630,375
Support business expansion	Riley – 1417 Commerce	CDBG	\$319,700
Development of Multi-Family Housing	TBD	HOME	TBD
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal : Support neighborhood revitalization efforts of a CBDO or CDFI. – 1 project over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support public infrastructure projects that produce vibrant environments, creating neighborhood identification. – 1 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organization over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years

Goal: Support public facility renovation or construction projects that serve the entire community. – 1 projects in 5 years

**South:**

Is the geographic area of the NRSA fully described?

The SOUTH target area is south of downtown, reach across Center Township and South to the University of Indianapolis. The borders are Interstate 70, Prospect and South Woodlawn on the North; Emerson, Raymond, South Keystone Avenue and South Rural on the East; East Hanna on the South; curving along Meridian, Troy, Shelby Street, Raymond, Interstate 65, the Railroad Tracks and along the White River to Harding Street on the West.

Is the geographic area contiguous?

The SOUTH Target area is comprised of 9 census tracts and 35 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
356400	2	357400	4
356400	3	357400	1
356400	1	357400	3
356900	4	357400	2
356900	1	357600	3
356900	3	357600	2
357000	1	358000	1
357000	2	358100	3
357000	3	358100	2
357000	4	358100	1
357100	3	380200	3
357100	2	380300	4
357100	4	380300	2
357100	1	380300	3
357200	4	380300	5
357200	2	357300	2
357200	1	357300	1
357200	3		

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Seventy-six (76.5) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- ☒ 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- ☐ The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- ☐ 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with local Community Development Corporations and public service provider agencies on a daily basis to provide its program. The University of Indianapolis is also located in the target area and has several initiatives for improvement in response to the community surrounding its campus.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 40,065, roughly 4.6 percent of the total Marion County population. Residents identifying themselves as African Americans make up 13 percent of the population in this target area and residents identifying themselves as Hispanic make up 25 percent of the population in this target area. Residents identifying themselves as White make up 28 percent of the population. Other racial minorities make up 13 percent of the population.

Forty six (46) percent of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. Thirty two (32) percent of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a high rate of poverty in this target area with 33 percent living below the federal poverty level of \$19,790 for a household of three people. The average household size in the area is 2.7 people. Seventy-six (76.5) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. This means nearly 77 percent of the community can qualify for HUD funded programs and services.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Twenty-one (21) percent of the population does not have a high school diploma or the equivalent. Forty-four (44) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.



Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The SOUTH target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- The University of Indianapolis – higher learning organization with community development goals
- Southeast Neighborhood Development – affordable housing and economic development
- Concord Neighborhood Center – public services for the community
- Southeast Community Services – center for working families

The area is home to public and private schools, local parks, including the regional park, Garfield Park. There are also many commercial corridors, including industrial sites prime for redevelopment.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- Perceptions of neighborhood when trying to get commercial businesses to locate into the area
- High number of abandoned buildings that are substandard – would require significant amounts of funding to repair or demolish and replace
- Crumbling infrastructure – high need for street resurfacing and sidewalks
- Sidewalks in many areas are not accessible to persons with disabilities
- Industrial sites are often contaminated and require large and expensive cleanup efforts before development can begin

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?

The following goals will be addressed within the SOUTH target area.

**Goal:** Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

Goal	2017 Project	2017 Source	2017 Funding
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Job Training	Southeast Community Service CC	CDBG	\$15,000
Youth Employment	Concord CC	CDBG	\$15,000

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the SOUTH target area in 2017.

Goal	2017 Project	2017 Source	2017 Funding
Owner-occupied repair program	SEND WIDC	CDBG	\$200,000
Development of Multi-Family Housing	TBD	HOME	TBD
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organizations over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years

**WEST:**

Is the geographic area of the NRSA fully described?

The WEST target area is West of downtown and west of the White River. The borders are West 16<sup>th</sup>, Kessler and Lafayette Road on the North; the White River on the East; Interstate 65 on the South; South Tibbs, Holt Road and North Tibbs on the West.

Is the geographic area contiguous?

The WEST Target area is comprised of 6 census tracts and 14 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
340600	4	341600	2
340600	3	341600	1
340600	2	342600	1
341100	1	390500	1
341200	2	390700	3
341200	1	390700	1
341200	3	390700	2

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Seventy-nine (79.5) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- ☒ 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- ☐ The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- ☐ 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with local Community Development Corporations and public service provider agencies on a daily basis to provide its program. The former General Motors plant is located within this target area. Goals will revolve around economic development in this area.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 20,111, roughly 2.3 percent of the total Marion County population. Residents identifying themselves as African Americans make up 47.1 percent of the population in this target area and residents identifying themselves as Hispanic make up 64 percent of the population in this target area. Residents identifying themselves as White make up 35.5 percent of the population. Other racial minorities make up 0.5 percent of the population.

Forty six (46) percent of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. Thirty four (34) percent of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a high rate of poverty in this target area with 31.5 percent living below the federal poverty level of \$15,470 for a household of two people. The average household size in the area is 2.6 people. Seventy-nine (79.5) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. This means nearly 80 percent of the community can qualify for HUD funded programs and services.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Twenty-one (21.2) percent of the population does not have a high school diploma or the equivalent. Forty-five (45.5) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The WEST target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- The Indianapolis Zoo – local and national attraction and conservation organization
- West Indianapolis Development Corporation – affordable housing and economic development
- Mary Rigg Community Center – public services for the community and center for working families

The area is home to public and private schools, local parks, including half of White River Park. There are also many commercial corridors, including industrial sites prime for redevelopment. The former General Motors plant site is located in this target area.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- Perceptions of neighborhood when trying to get commercial businesses to locate into the area
- High number of abandoned buildings that are substandard – would require significant amounts of funding to repair or demolish and replace
- Crumbling infrastructure – high need for street resurfacing and sidewalks
- Sidewalks in many areas are not accessible to persons with disabilities
- Industrial sites are often contaminated and require large and expensive cleanup efforts before development can begin

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?

The following goals will be addressed within the WEST target area.

**Goal:** Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the WEST target area in 2017.

Goal	2017 Project	2017 Source	2017 Funding
Owner-occupied repair program	WCDC	CDBG	\$150,000
Development of Multi-Family Housing	TBD	HOME	TBD
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support public infrastructure projects that produce vibrant environments, creating neighborhood identification. – 1 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organizations over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years

**NORTHWEST:**

Is the geographic area of the NRSA fully described?

The NORTHWEST target area is West of downtown and along the two forks of the White River north of Downtown. The borders are West 30<sup>th</sup> Street and Interstate 65 on the North; the West Street and Interstate 65 on the East; Washington Street on the South; the West fork of the White River on the West.

Is the geographic area contiguous?

The NORTHWEST Target area is comprised of 3 census tracts and 9 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
351200	1	353600	1
351200	2	353600	4
353500	2	353600	3
353500	1	391000	2
353600	2	353600	1

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Seventy-nine (79.1) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- ☒ 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- ☐ The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- ☐ 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with public service provider agencies on a daily basis to provide its program. One of the challenges will be that local community development corporations have struggled in this area.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 11,764, roughly 1.3 percent of the total Marion County population. Residents identifying themselves as African Americans make up 48.2 percent of the population in this target area and residents identifying themselves as Hispanic make up 2.4 percent of the population in this target area. Residents identifying themselves as White make up 43.4 percent of the population. Other racial minorities make up 5.9 percent of the population.

Forty two (42) percent of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. Thirty nine (39) percent of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a high rate of poverty in this target area with 40.4 percent living below the federal poverty level of \$15,470 for a household of two people. The average household size in the area is 2.2 people. Seventy-nine (79.1) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. This means nearly 80 percent of the community can qualify for HUD funded programs and services.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Nine (9.7) percent of the population does not have a high school diploma or the equivalent. Sixteen (16.3) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The NORTHWEST target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- Museums, including the NCAA Hall of Champions, the Indiana State Museum and the Eiteljorg Museum are located in this target area
- IUPUI is located in the area and expanding north, along with supportive commercial development.
- Indiana University Hospital and Riley Children's Hospital are located in this area.



The area is prime for economic development with many income generators and local businesses located in the area. Businesses that support the anchor institutions and serve the staff at those institutions have a lot of growth potential.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- The area does not have a strong affordable housing provider in the area
- Industrial spots may potential brownfields and require extensive financial resources for clean up
- Perceptions of neighborhood when trying to get commercial businesses to locate into the area

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?

The following goals will be addressed within the NORTHWEST target area.

**Goal:** Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

Goal	2017 Project	2017 Source	2017 Funding
Youth Employment	Flanner House CC	CDBG	\$15,000

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the NORTHWEST target area in 2017.

Goal	2017 Project	2017 Source	2017 Funding
Development of Multi-Family Housing	TBD	HOME	TBD
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organizations over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years

***NORTH:***

Is the geographic area of the NRSA fully described?

The NORTH target area is directly north of Downtown Indianapolis. The borders are West and East 38<sup>th</sup> Street on the North; the North Keystone Avenue, E 34<sup>th</sup> Street, Ralston Avenue, E 30<sup>th</sup> Street, Ralston and Andrew J. Brown and College Avenue on the East; Interstate 65 on the South; the Interstate 65 and Crown Hill Cemetery on the West.

Is the geographic area contiguous?

The NORTH Target area is comprised of 10 census tracts and 9 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
350300	3	351600	2
350300	1	351600	1
350300	2	351700	3
350400	1	351700	1
350400	3	351700	2
350400	2	353300	1
350500	3	353300	3

350500	2	353300	2
350800	1	390900	1
350800	2	390900	3
350900	1	390900	2
350900	2	351500	1
351000	1	351500	2
351000	2	351500	3
351000	3		

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Sixty-one (61.3) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- ☐ 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- ☒ The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- ☐ 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with local Community Development Corporations and public service provider agencies on a daily basis to provide its program. This target area was selected based on programs already serving a severely stressed area and the coordination among service providers to provide a holistic approach to community development.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 24,196, roughly 2.8 percent of the total Marion County population. Residents identifying themselves as African Americans make up 64.2 percent of the population in this target area and residents identifying themselves as Hispanic make up 3.5 percent of the population in this target area. Residents identifying themselves as White make up 31.5 percent of the population. Other racial minorities make up 0.9 percent of the population.

Forty four (44.4) percent of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. Thirty six (36) percent of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a moderate rate of poverty in this target area with 24.5 percent living below the federal poverty level of \$15,470 for a household of two people. The average household size in the area is 2.2 people. Sixty-one (61.3) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. Over half of the population may qualify for HUD funded programs.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Thirteen (13.7) percent of the population does not have a high school diploma or the equivalent. Nineteen (19.8) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The NORTH target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- Anchor institutions such as the Children's Museum of Indianapolis, Ivy Tech Main Campus and Methodist Hospital
- Large employers along the North Meridian Street Corridor that serve as headquarters for many regional businesses. Examples include local TV stations, Citizens Energy and the Marion County Library.
- Public and private schools, including top magnet schools

The area is prime for economic development with many income generators and local businesses located in the area. Businesses that support the anchor institutions and serve the staff at those institutions have a lot of growth potential.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- The area does not have a strong affordable housing provider in the area
- Perceptions of neighborhood when trying to get residents to locate into the area

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?

The following goals will be addressed within the NORTH target area.

**Goal:** Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

**Goal:** Support business expansion and new businesses by job creation activities— aid at least four businesses to create 10 new full time equivalent jobs over five years.

Goal	2017 Project	2017 Source	2017 Funding
Youth Employment	Forest Manor CC	CDBG	\$15,000

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the NORTH target area in 2017.

Goal	2017 Project	2017 Source	2017 Funding
Neighborhood Revitalization by a CBDO	KPDC Near North	CDBG HOME	\$1,195,356
Owner-occupied repair program	Indy Habitat MFCDC	CDBG	\$450,000
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal : Support neighborhood revitalization efforts of a CBDO or CDFI. – 1 project over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years

Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.

Goal: Support the remediation of blighted properties – 1 project over 5 years.

Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organizations over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years

***NORTHEAST:***

Is the geographic area of the NRSA fully described?

The NORTHEAST target area extends from Downtown Indianapolis to East 38<sup>th</sup> Street and Post Road, along Interstate 465 to the east of town. The borders are East 30<sup>th</sup> Street, Sherman Drive, East 34<sup>th</sup> Street, N Arlington and East 46<sup>th</sup> Street on the North; the North Shadleand, East Richardt and Interstate 465 on the East; East 21<sup>st</sup>, Emerson Avenue, East 16<sup>th</sup> Street and Brookside Parkway on the South; North Keystone Avenue, E 34<sup>th</sup> Street, Ralston Avenue, E 30<sup>th</sup> Street, Ralston and Andrew J. Brown and College Avenue on the West.

Is the geographic area contiguous?

The NORTHEAST Target area is comprised of 11 census tracts and 9 block groups. All are contiguous to each other. A map of the area is attached to this document. The census tracts included are:

Census Tract	Block Group	Census Tract	Block Group
330900	2	352400	3
330900	1	352400	1
330900	4	352400	2
350600	4	352600	2
350600	3	352700	1
351900	1	352800	1
351900	2	360101	1
351900	3	360101	2
352100	1	360102	1
352100	2	360201	1
352100	3	360201	2
352300	2	360302	1
352300	1	360302	2

Is the area primarily residential?

Yes, the area is primarily residential.

Does the area contain a high percentage of LMI households?

Seventy-nine (79.2) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income.

Which of the following does it meet:

- ☒ 70% of the total population in the selected area (if the grantee's upper quartile is greater than 70% LMI)
- ☐ The upper quartile percentage (if the grantee's upper quartile is greater than 51% but less than 70% LMI in the total population)
- ☐ 51% of the total population (if the grantee's upper quartile percentage is less than 51%)

Does the NRSA contain the process used to develop the NRSA (i.e. residents of the area, owners/operators of businesses in the area, local financial institutions, non-profit organizations; and community groups)

The City of Indianapolis works with local Community Development Corporations and public service provider agencies on a daily basis to provide its program. This target area was selected based on programs already serving a severely stressed area and the coordination among service providers to provide a holistic approach to community development.

Does the NRSA address the economic conditions of the proposed neighborhood?

The population of this target area is 38,204, roughly 4.4 percent of the total Marion County population. Residents identifying themselves as African Americans make up 65.7 percent of the population in this target area and residents identifying themselves as Hispanic make up 4.6 percent of the population in this target area. Residents identifying themselves as White make up 29.4 percent of the population. Other racial minorities make up 0.3 percent of the population.

Forty eight (48.5) percent of the population has a housing cost burden, paying more than 30 percent of their income towards housing costs. Thirty two (32.5) percent of the target area population has a severe housing cost burden, paying more than half of their income towards housing costs.

There is a high rate of poverty in this target area with 34.8 percent living below the federal poverty level of \$15,470 for a household of two people. The average household size in the area is 2.6 people. Seventy-nine (79.2) percent of the population earn less than 80 percent of the area median income, or considered moderate and low income. This means that nearly 80 percent of the population qualifies for HUD funded programs.

The high rate of households with low income may be related to the low education attainment of the adults in the community. Seventeen (17.3) percent of the population does not have a high school diploma or the equivalent. Twenty four (24.6) percent of the population does have a high school diploma, but no further education. Jobs associated with these skill levels often do not pay a living wage.

Does the NRSA describe the opportunities for economic development improvement within the neighborhood?

The NORTHEAST target area has a great many assets. The following organizations provide a variety of public services, affordable housing developments and economic development initiatives:

- Keystone Enterprise Park – a city-lead economic development project to create new jobs
- The City of Indianapolis and the Local Initiatives Support corporation will target economic development initiatives along the Massachusetts Avenue/Brookside Corridor
- United Northeast Community Development Corporation – affordable housing and economic development organization
- Edna Martin Christian Center – Center for Working Families
- CAFÉ – recently certified Center for Working Families
- La Plaza – public services geared to the Hispanic population

The NORTHEAST target area is home to public and private schools, local parks and the meadows redevelopment project. The area has made significant strides to address the deteriorating rental housing developments located within the Meadows area. Unique private and public partnerships helped drive the revitalization of a long-neglected area.

Does the NRSA describe the problems that the community is likely to face as it implements programs in this neighborhood?

Some barriers to improvements include:

- Not all of the meadows is revitalized, support services and more affordable housing needs to be revitalized to help those moving into the new housing recently completed
- Industrial sites in the area are highly contaminated, including old lead factory sites
- Perceptions of neighborhood when trying to get commercial businesses to locate into the area

Does the NRSA describe activities that will be undertaken to create meaningful jobs for unemployed LMI residents of the area?



The following goals will be addressed within the NORTHEAST target area.

**Goal:** Support job training and placement programs for low to moderate-income individuals. - 50 job placements in 5 years

Goal	2017 Project	2017 Source	2017 Funding
Job Training	Edna Martin PS	CDBG	\$15,000

Does the NRSA address what is going to happen to help turn the neighborhood around and promote economic opportunity for residents?

The following goals will be addressed within the NORTHEAST target area in 2017.

Goal	2017 Project	2017 Source	2017 Funding
Development of Multi-Family Housing	TBD	HOME	TBD
TBRA for persons with disabilities	Tenant Based Rental Asst.	HOME	\$50,000

Does the NRSA set measurable goals and anticipated results for the implementation of the plan?

The following are five year goals that will be reported on annually in Consolidated Annual Performance and Evaluation Report.

Goal: Support façade improvements in a focused effort. - 3 over 5 years

Goal: Support occupied repair/rehab through loans to persons earning less than 80% MFI. – 70 over 5 years

Goal: Support the development of multi-family housing with low-income housing tax credits that improve the quality of aging urban communities. 20 over 5 years

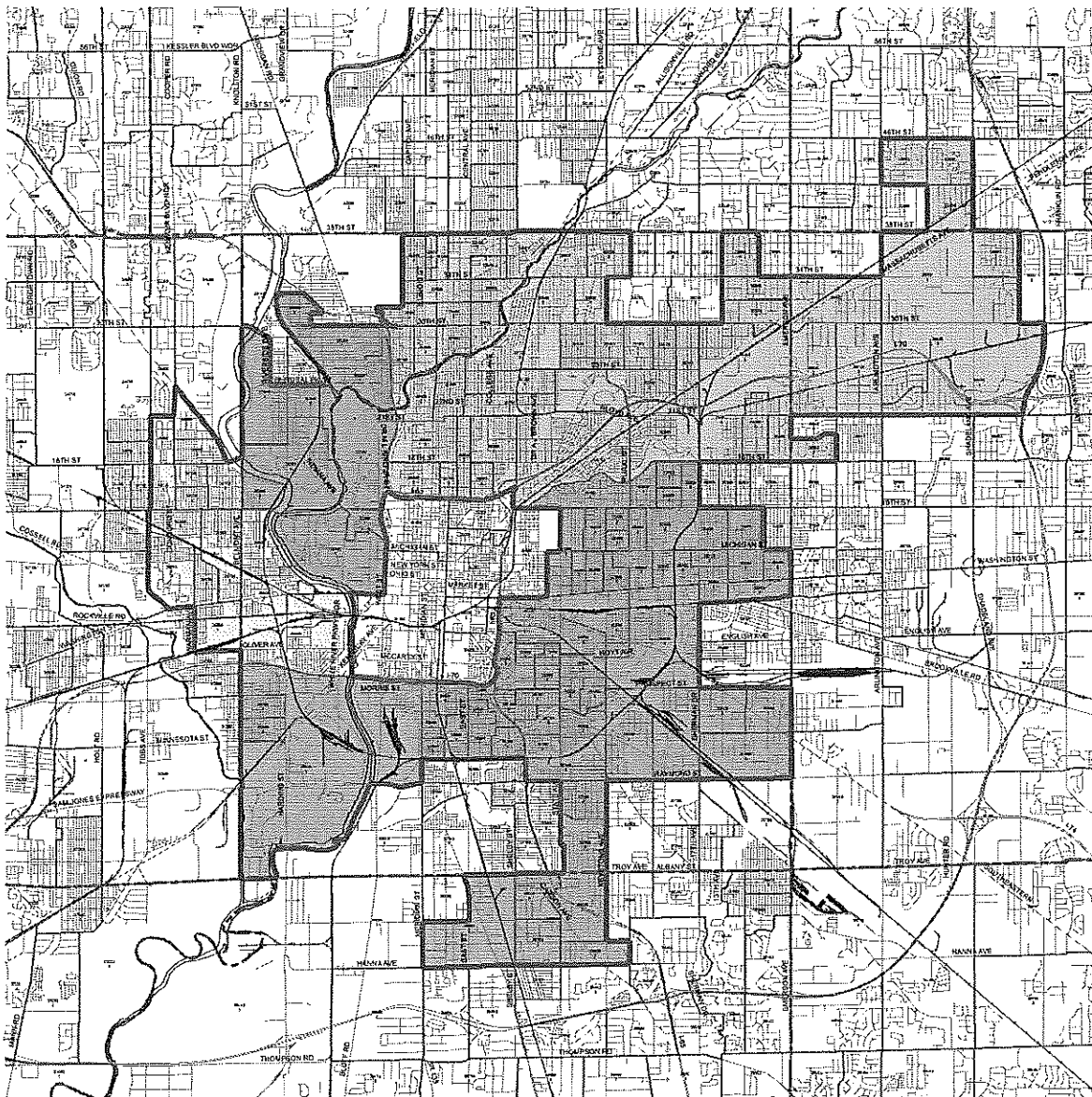
Goal: Create a wider range of housing opportunities for households living with disabilities through Tenant Based Rental Assistance. – 3 over 5 years








Goal: Support homeownership opportunities by providing down payment assistance for low-income households at or below 80% MFI throughout Indianapolis. – 5 over 5 years.


Goal: Support the remediation of blighted properties – 1 project over 5 years.


Goal: Support organizations through technical assistance activities that will meet a National Objective once the assistance leads to a project. – 1 organization over 5 years

Goal: Demolition and clean up unsafe structures that are hazardous to the health of the community or residents. – 70 buildings over 5 years




-  NRSA
-  North
-  Northeast
-  East
-  South
-  West
-  Northwest


 Census Block Group

 Census Tract and Block Group Number

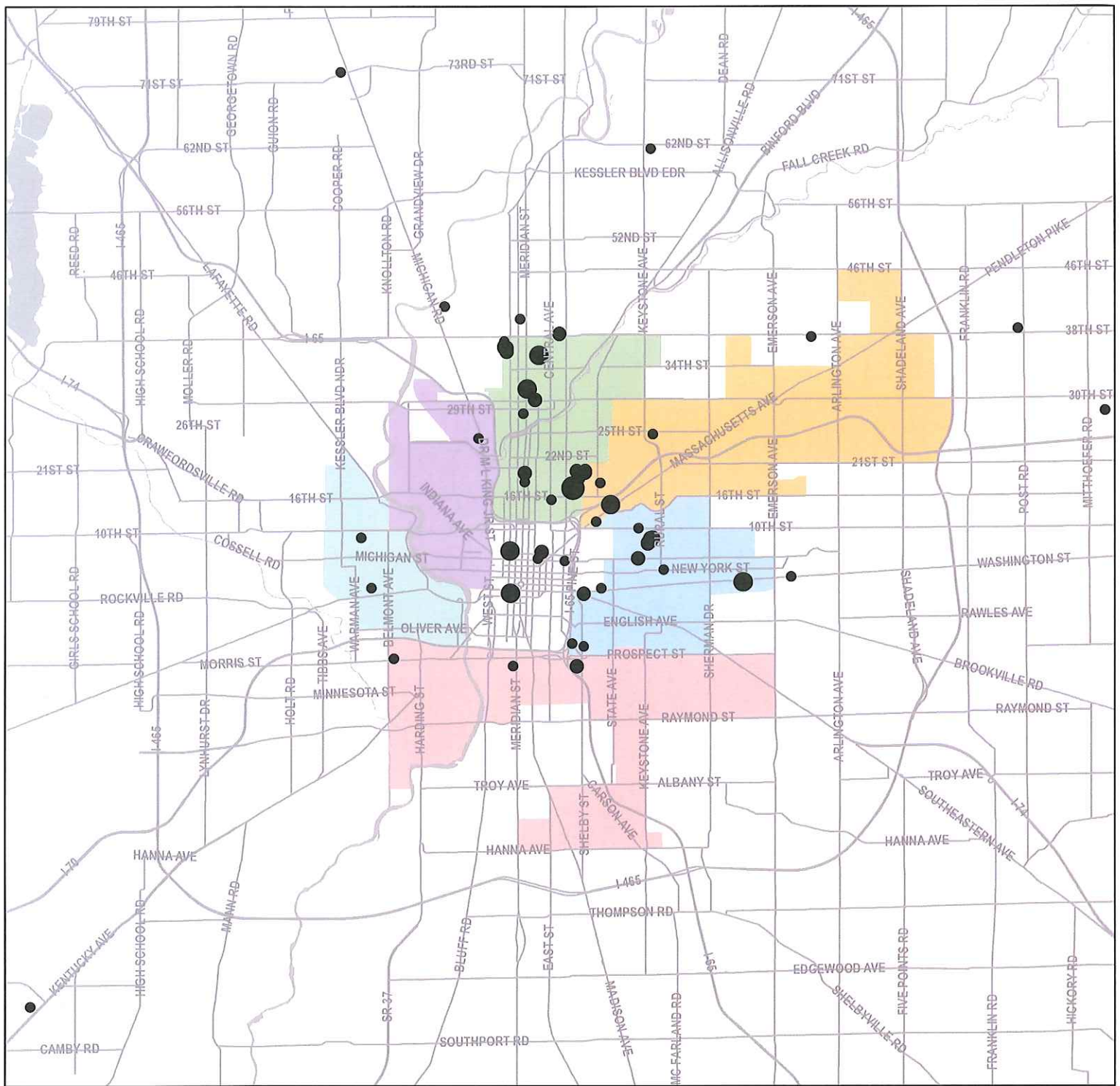
## Neighborhood Revitalization Strategy Area (NRSA) and Sub-Areas

Indianapolis Department of Metropolitan Development  
Division of Community and Economic Development

0 1 2 Miles  


October, 2014 

# MAPS



### NRSA District DMD 2017 Investments

